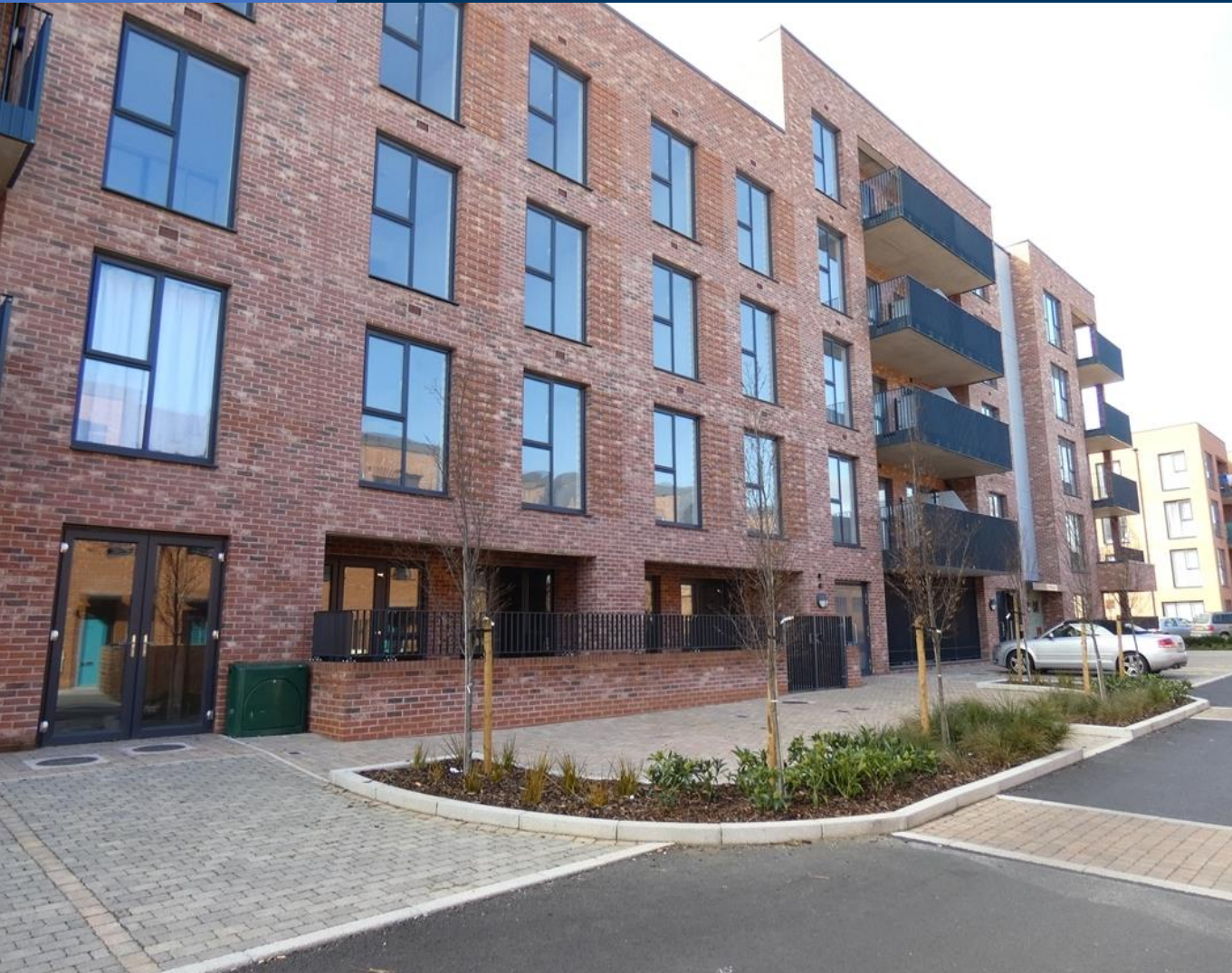


**FOR SALE/
TO LET**

GROUND FLOOR COMMERCIAL UNIT WITHIN NEW DEVELOPMENT (D1 USE)



**Reynard Mills,
Windmill Road, Brentford, TW8 9LY**

**1,076 sq. ft.
(100 SQ M.)**





Reynard Mills, Windmill Road, Brentford, TW8 9LY

Location

Reynard Mills is located less than 0.25 miles from the A4, Great West Road in Brentford. It is accessed from Windmill Road (B452). Junction 2 of the M4 motorway is approximately 1.5 miles, as are the A205 South Circular and A406 North Circular Road.

The nearest underground station is Northfields (Piccadilly Line), which is approximately 10 minutes' walk also.



	A4 – Great West Road	0.2 miles
	M4 – Junction 2	1.5 miles
	Heathrow Airport	6.6 miles
	Brentford (Underground)	0.4 miles
	Northfields (Piccadilly Line)	0.6 miles
	Boston Manor (Piccadilly Line)	0.8 miles

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The Property

The property comprises ground floor self-contained space within Reynard Mills Development, together with an ancillary patio, and access to a nearby commercial refuse area.

Accommodation

The approximate Net Internal Floor area is set out below:-

Floor	Area sq. ft.	Area sq. m.
Demise	1,076	100



Amenities

- Natural light
- Excellent transport links
- 2 allocated car parking spaces
- 6 visitor car parking spaces which benefit from electric charging points
- Ground floor self-contained unit

Tenure

Long Leasehold: The unit is available on a Long leasehold of 249 years at a ground rent of £300 per annum, which will double on a 25- yearly basis.

Leasehold: A new FRI lease is available for a term to be agreed.

Size Sq. Ft.	Shell and Core Rental Conventional Lease	Shell and Core Long Leasehold - Sale
1,076	£20.00 per sq. ft.	£330,000 (£306.69 per sq. ft.)
Car Parking: Lease £875 Pax. per space in addition. Purchase £15,000 per space in addition.		

Rates

To be assessed.

Service Charge

A service charge will apply in addition.

EPC

An EPC has been commissioned and is available from the agents upon request.

USE

D1 / B1 (May be considered subject to planning)

VAT

VAT is applicable.

Legal Costs

Both parties to bear their own legal costs.

Viewing

Through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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