



TO LET / FOR SALE - GROUND FLOOR SELF-CONTAINED COMMERCIAL UNIT. CLOSE TO LOCAL AMENITIES / TOWN CENTRE. CONSENTED USES – B1a, B1b, B1c / CLASS E.

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1 Commerce Road
Brentford, TW8 8LH
1,442 SQ.FT. GIA (133.9 SQ.M)

GUIDE PRICE	£485,000 + VAT (Fitted)
	£405,000 + VAT (Shell and Core)
RENTAL	£32,500 + VAT pax. (Fitted)

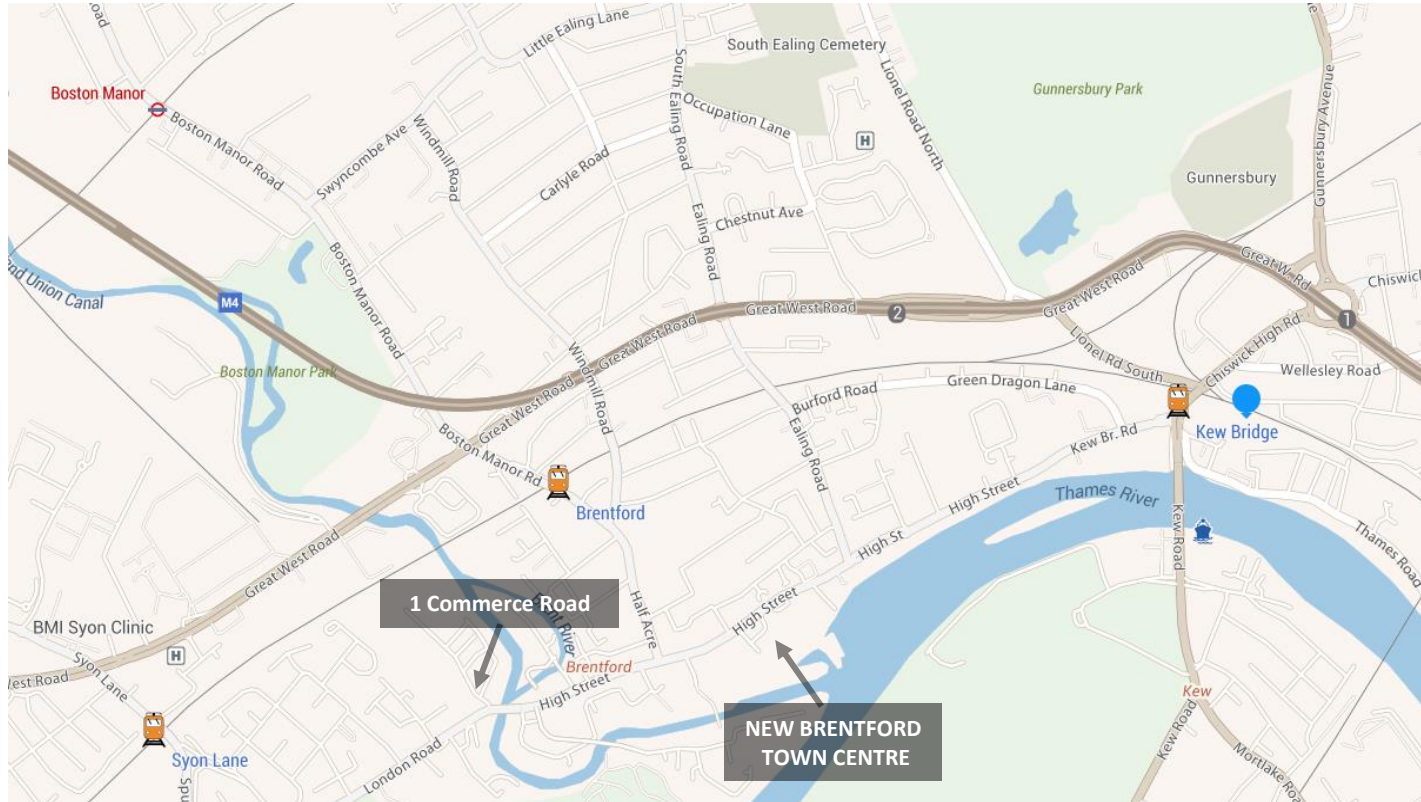
LOCATION

The property is situated fronting the eastern side of Commerce Road, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 8 miles distant.

Commerce Road itself is directly off the A315, which provides direct access to the Chiswick roundabout, A4 (Great West Road), and M4 (junction 1). The M25 (junction 15) is approximately 8 miles away.

Boston Manor and Osterley underground stations (Piccadilly Line) are the closest, with Brentford British Rail Station providing rail links to Waterloo Station.

Nearby, Ballymore's new town centre urban regeneration project is now under way, within a short walk of the property. The new town centre will provide more than 870 new homes and 50 new retailers.



A4 – Great West Road	0.7 miles
M4 – Brentford	1.4 miles
Heathrow Airport	6.8 miles



Brentford (British Mainline)	0.7 miles
Boston Manor Station (Piccadilly Line)	1.3 miles
Gunnersbury (District/Overground)	2.2 miles

THE PROPERTY

The ground floor unit forms part of a residentially lead newly built multistorey scheme which is due to be delivered in July 2021.

The space can be made available either in a shell and core condition or fully fitted.

TERMS

Long Leasehold:

The unit is available for sale upon a 999-year lease at a peppercorn rental, if demanded.

SPECIFICATION	GUIDE PRICE
Fitted	£485,000 (£336.33 psf.)
Shell and Core	£405,000 (£280.85 psf.)

Leasehold:

A new FRI lease is available for a term to be agreed at a rental of **£32,500 per annum exclusive** (£22.50 per sq. ft.) fitted. Shell and core proposals will also be considered.

It is proposed that the unit will be fitted to a good standard contemporary design with plaster wall finishes, plastered ceilings, LED lighting, air-conditioning, new flooring, WCs and kitchen facilities.

VAT

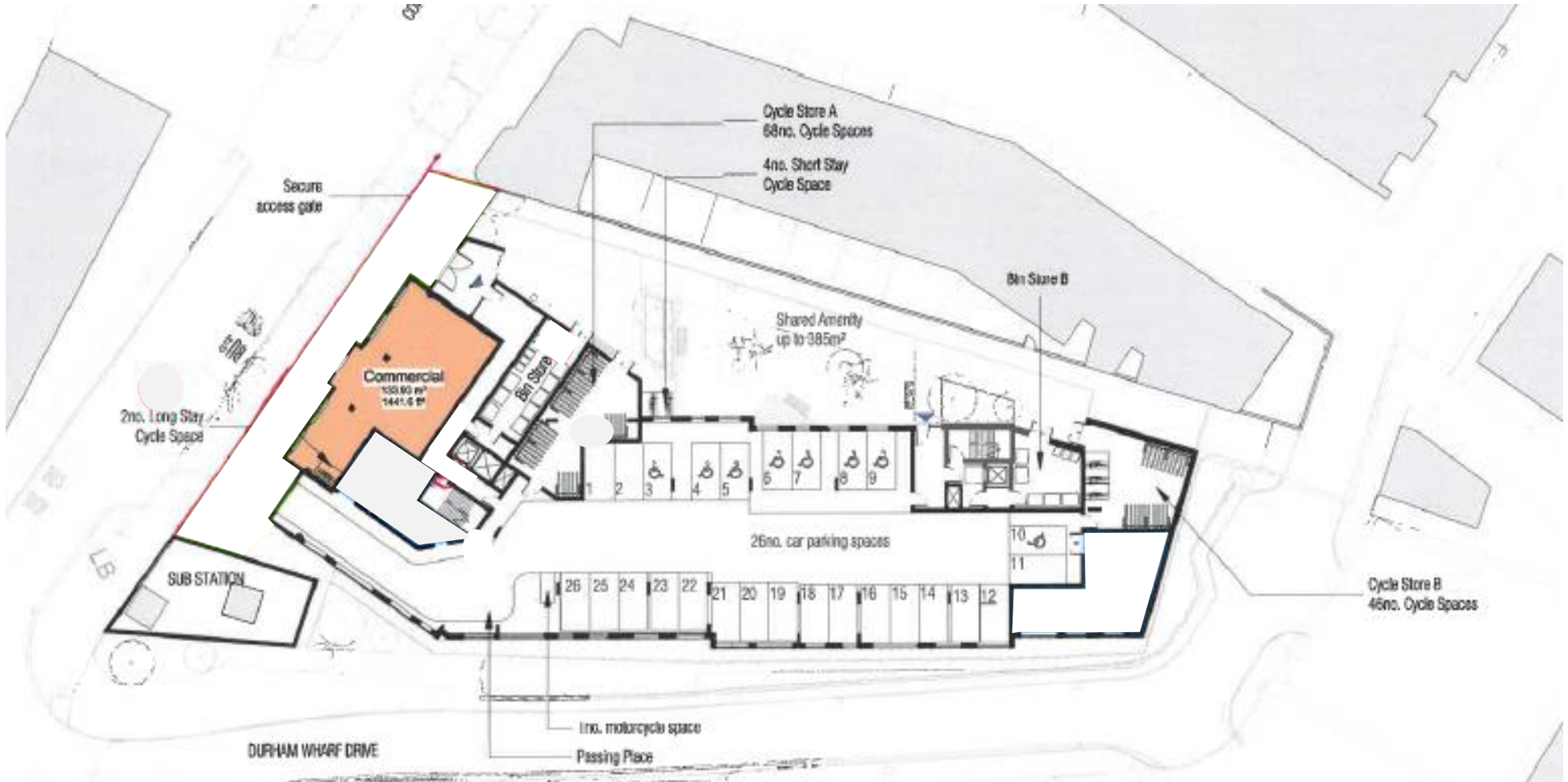
The property is registered for VAT, which applies in addition.



ACCOMMODATION

On a gross internal basis, the available floor area of space equates to approximately: -

Unit	Size (Sq. ft.)	Size (Sq. m.)
1 Commerce Rd.	1,442	133.9



BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts which is to be confirmed.

EPC

An EPC has been commissioned. Further details available from the agents.

USE CLASS

B1a, B1b, B1c * / Class E

* Please note that according to the new Use Classes Order provisions, from 1 September 2020 Class B1 is effectively replaced with the new Class E (a, b, c).

For further information please check the following link: - https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Legal Costs

Each party to bear their own legal costs.





Contact Joint Sole Agents
For Further Information or Viewings:



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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.