

**TO LET - SELF-CONTAINED OFFICE
BUILDING WITH ON-SITE CAR PARKING**



Unit 2 Canal Court

152-154 High Street, Brentford TW8 8JA

**3,235 SQ. FT. (300.5 SQ. M.)
PREFER SINGLE LETTING, BUT MAY SPLIT**

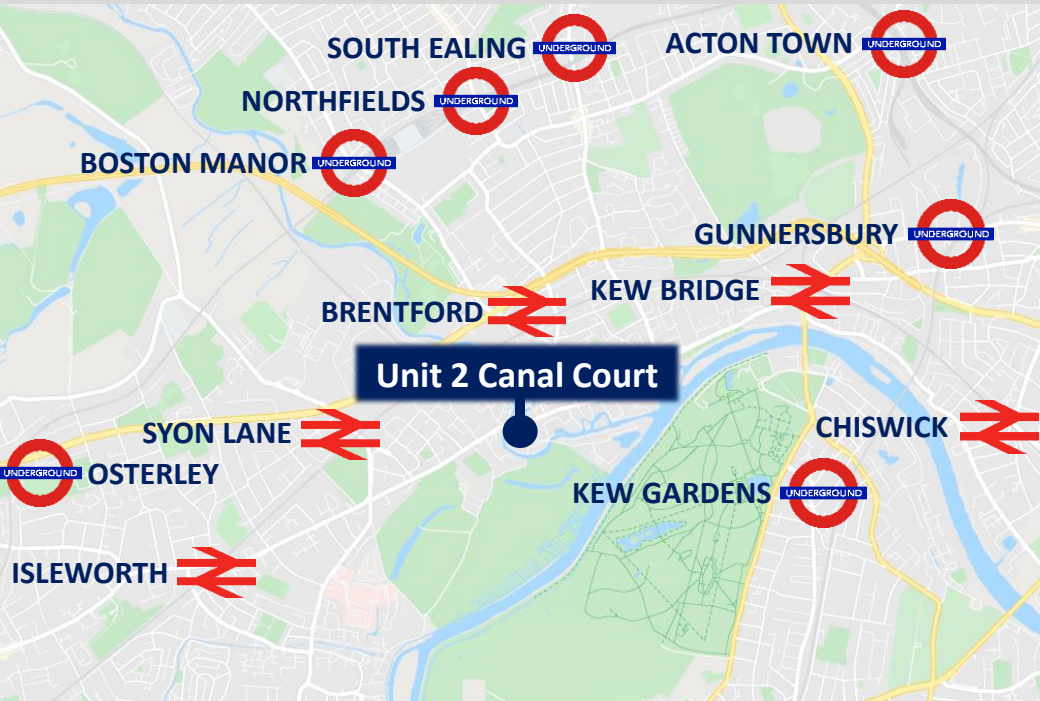
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Location

The unit is located in a 1980's constructed office development on the River Brent, fronting High Street in Brentford (A315) within close proximity to the nearby Holiday Inn Hotel.

The nearby south side of High Street is due to be redeveloped by Ballymore to provide a new town centre, from which a number of bus routes to Chiswick, Ealing, Richmond and Hounslow depart.

Brentford train station is within walking distance which provides a fast, regular service to Central London.



Brentford (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.4 miles
Gunnersbury (District/Overground)	1.9 miles



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

The Property

Unit 2 Canal Court, Brentford comprises a self-contained office building over ground and two upper floors, accessed via a ground floor reception, together with secure basement car parking underneath the building, and additional car parking within the enclosed and gated estate car park.

The property provides central heating, air-conditioning, under floor trunking, Cat II lighting, a passenger lift, carpeting and separate male and female WCs.



Accommodation

Approximate measurements on a net internal basis are as follows:

Floor	Sq. Ft.	Sq. M.
Ground floor	1,046	97.1
First Floor	1,060	98.4
Second Floor	1,129	104.8
Total	3,235	300.5

Amenities

The property offers the following amenities: -

- Air-conditioning via cassette units
- Suspended ceilings with category II lighting
- Carpeting throughout office areas
- 3-compartment underfloor trunking
- Gas central heating
- 7 car parking spaces
- Double glazing
- Separate male and female WCs

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Terms

A new FRI lease is available for a term to be agreed at a rental of £59,847.50 per annum exclusive (£18.50 per sq. ft.) for the entire building. Consideration may be given to leasing on a floor-by-floor basis at a rental of £19.25 per sq. ft. exclusive.

Rates

According to the Valuation Office Agency, the rateable values for the properties are: -

Floor	Rateable Value	Approximate Rates Payable (based on standard/higher multiplier 2020/2021)
Ground Floor Offices	£11,457	£5,865.98 per annum
First Floor Offices	£11,500	£5,888.00 per annum
Second Floor Offices	£12,250	£6,272.00 per annum

It may be possible for individual companies to apply for exemption from payment on individual office floors – details available from the agents.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

A service charge will apply in addition – details available from agents.



EPC

Rating: D (97).

VAT

VAT is applicable in addition.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly 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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