

**TO LET / MAY SELL – COMMERCIAL  
SUITE WITH EPC A RATING**



**Unit 2, Carrick Square, Brentford Lock West  
Commerce Road, Brentford TW8 8LR**

**1,056 SQ. FT.  
(98.1 SQ.M.)**

# Unit 2 Brentford Lock West, Commerce Road, Brentford TW8 8LR

## Location

The property is situated fronting Commerce Road, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant.

Commerce Road 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.



M4 - Brentford	1.8 miles
North Circular – Chiswick	1.8 miles
M25 – Heathrow	6.5 miles
M1 – Brent Cross	9.0 miles



Brentford (British Mainline)	0.6 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly)	1.4 miles
Gunnersbury (Overground/District)	1.9 miles

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## The Property

The property is within Carrick Square and comprises a ground floor, self-contained suite fronting Commerce Road.

We are offering a self-contained, split level, recently constructed ground floor suite, with access to a landscaped garden for proprietors and staff (not their customers), shared with private residents. No other commercial suite has access to these gardens.

Internally the suite has been designed and fitted to provide air conditioned modern space currently used for D1 purposes.

The property is within Phase 1 of the development known as Brentford Lock West, by the award-winning developer, Waterside Places / Muse. The scheme extends over circa 11 acres at Commerce Road, near the River Thames.

## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	1,056	98.1

## Uses

Consented uses include: B1, D1, D2.  
(A class uses are consented and may also be considered)



## Amenities

The property benefits from the following amenities: -

- Air-conditioning
- Full access raised floor
- LED panel lighting
- Access to landscaped gardens shared with private residents
- Excellent natural light
- Kitchen
- Separate male and female WCs

**SUBJECT TO CONTRACT**

- In accordance with the Estate Agents Act 1979, Messrs Vokins declare they have an interest in this building

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## Leasehold

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

## Rent

£25,000 + VAT per annum exclusive.

## May Sell

The property may sell upon a Long leasehold of 258-years for a term until 21<sup>st</sup> August 2258 – **Guide Price: £400,000 + VAT.**

## Rates

According to the Valuation Office website the current rateable value of the property is £17,750.

Rates payable 2020/2021 = approximately £8,857.25 per annum.

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

## Service Charge

Estimated at approximately £2 psf. to include provision of building insurance, communal CCTV, Estate Manager, etc.

## VAT

VAT is applicable.

## Legal Costs

Each party to bear their own legal costs.



## EPC

**Rating: A (25)**

## Viewing

Through prior arrangement with sole agent 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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