

TO LET – STORAGE / WAREHOUSE UNIT



**Unit 10A Set Star Estate  
Transport Avenue, Brentford TW8 9HF**

**1,408 SQ. FT.  
(130.8 SQ.M.)**

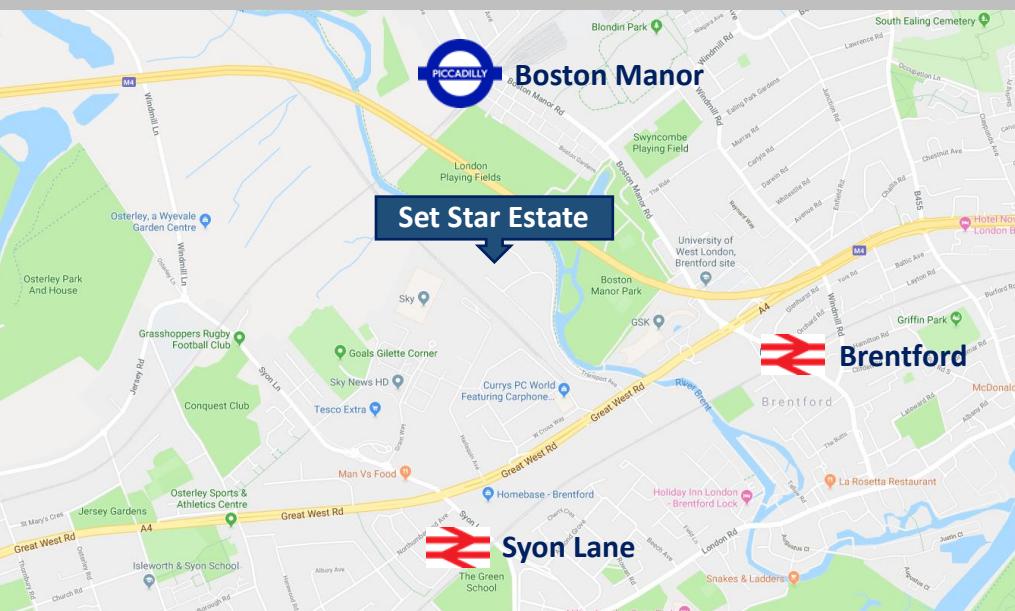
# Unit 10A Set Star Estate, Transport Avenue, Brentford TW8 9HF

## Location

The Set Star Estate is situated on Transport Avenue, directly off the Great West Road (A4), in Brentford, just off the heart of the section known as the "Golden Mile". Local occupiers include Worley Parsons, EMC, Sega, GlaxoSmithKline, Sky, JC Decaux, Barratt London, amongst others.

The premises are approximately 7.5 miles from Central London and 7.5 miles from Heathrow airport. Brentford town centre is approximately half a mile distance.

Brentford British Rail Station is less than 20 minutes' walk from the subject property. Boston Manor underground station (Piccadilly Line) is the nearest London underground station, which is approximately 5 minutes' drive from the property.



M4 - Brentford (Junction 2)	1.3 miles
North Circular – Chiswick	2.1 miles
Heathrow Airport – Terminal 4	7.5 miles
M25 – Heathrow (Junction 14)	9.4 miles



Brentford (British Mainline)	0.9 miles
Syon Lane (British Mainline)	0.9 miles
Boston Manor (Piccadilly)	1.2 miles
Osterley (Piccadilly)	1.9 miles

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## The Property

Unit 10A Set Star Estate comprises a mid-terraced, self-contained, storage / industrial unit with brick elevations, accessed from a private service road. The property benefits from a roller shutter loading door, three phase power, separate pedestrian access, strip lighting, WC and car parking / loading area.

## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	1,408	130.8



## Amenities

The property benefits from the following amenities: -

- **Roller shutter loading door**
- **Separate pedestrian entrance**
- **Three phase power**
- **Strip lighting**
- **2 car parking spaces**
- **WC**
- **kitchenette**

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## Leasehold

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

## Rent

£30,000 per annum exclusive.

## Business Rates

According to the Valuation Office website the current rateable value of the property is £10,500.

Rates payable 2022/2023 = approximately £5,376 per annum.

From April 2017, small business relief on rates could be available for occupiers with no other business premises, resulting in no business rates being payable in the next rating year.

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

## VAT

We have been informed that VAT is applicable.

## Legal Costs

Each party to bear their own legal costs.

## EPC

Rating: TBC

## 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.

### 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.

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