

# 34 CAPITAL INTERCHANGE WAY BRENTFORD

TW8 0EX

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*New Build Commercial Opportunity - To Let*

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TW8 OEX

New Build Commercial Opportunity

TO LET

## LOCATION

The property is situated within the new mixed-use development of Capital Interchange Way within Brentford's regeneration area, close to Kew Bridge and Gunnersbury Stations. The project will deliver over 420 homes within the immediate vicinity with the wider development including up to 2,400 homes with improved pedestrian routes to the new 'Gtech' Brentford Community Stadium.

## DESCRIPTION

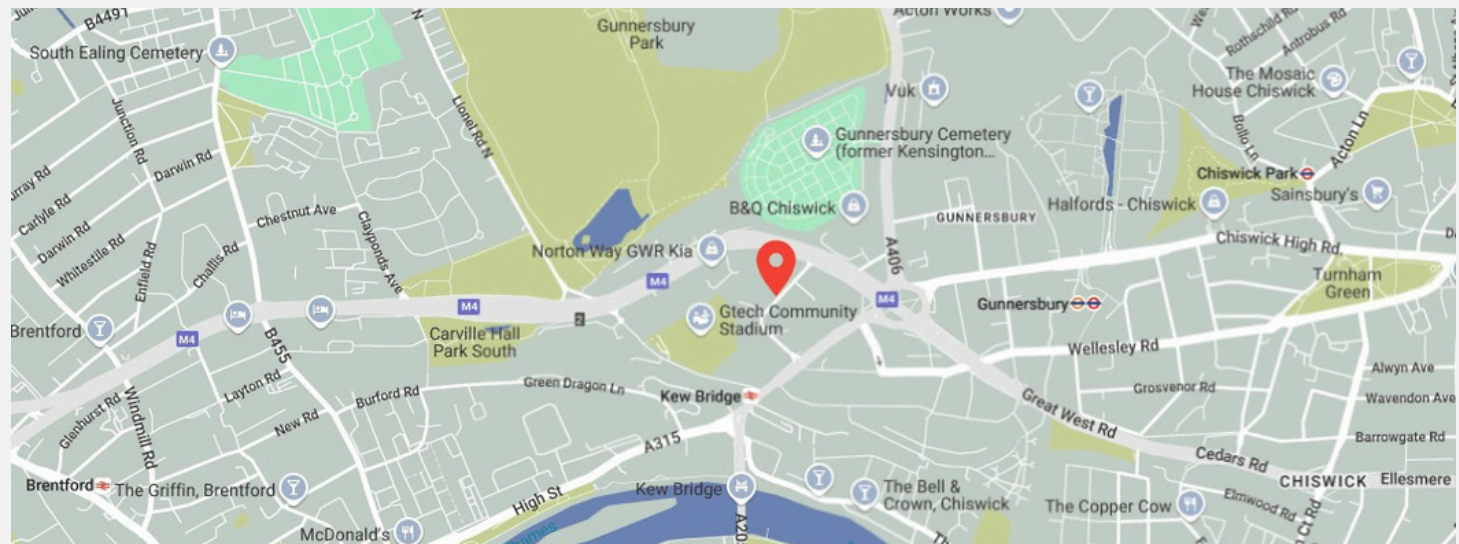
Forming part of a newly built residential block, the unit is arranged over ground floor only and is presented in shell condition ready for tenants fit out. The unit benefits from a glazed shopfront and capped services.

## ACCOMMODATION

The property has the following approximate floor area:

Floor	Size Sq.m	Size Sq.ft
Ground floor	445	4,790

The unit could be split depending on the occupier demand.



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## TERMS

Available by way of a new lease for a term to be agreed.

## RENT

Rent upon application.

## SERVICE CHARGE

The unit will be liable to contribute to the buildings service charge, further information is available upon request.

## EPC

An EPC has been commissioned and the results are awaited.

## BUSINESS RATES

The property is due to be assessed by the Valuation Office. Interested parties should make enquiries to the Local Rating Authority, London Borough of Hounslow - 020 8583 2000.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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