

TO LET (or MIGHT SELL) - GROUND FLOOR SELF-CONTAINED COMMERCIAL UNIT. CLOSE TO LOCAL AMENITIES / TOWN CENTRE. CONSENTED USES – B1a, B1b, B1c / within CLASS E (g).



1 Commerce Road

Brentford, TW8 8LH

1,442 SQ.FT. GIA (133.9 SQ.M)

RENTAL

£32,500 + VAT pax.

GUIDE PRICE

£475,000 + VAT

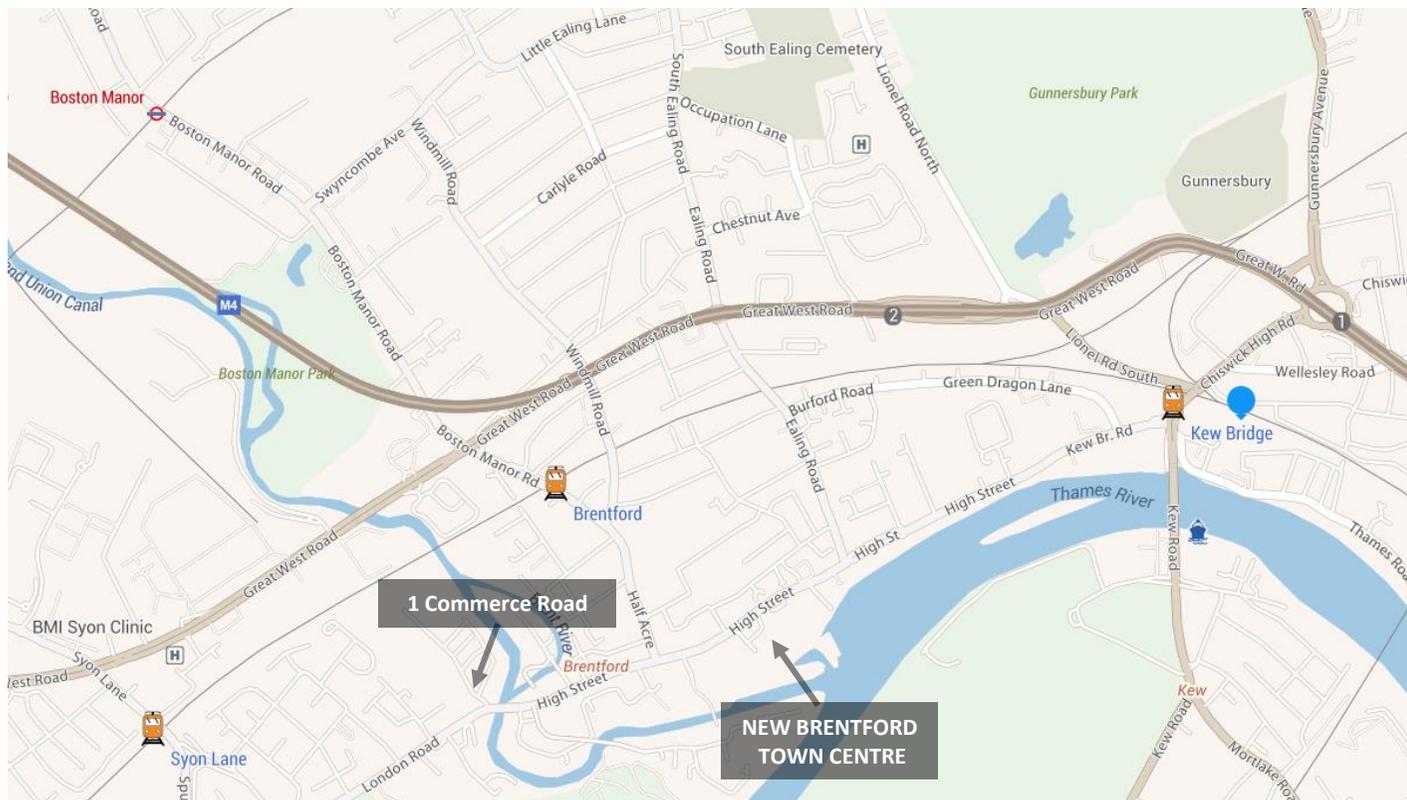
LOCATION

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 property forms part of a mixed use residential scheme completed in July 2021.

1 Commerce Road comprises of ground floor commercial space fronting Commerce Road, with private residential housing above.

TERMS

To Lease:

A new FRI lease is available for a term to be agreed at a rental of £32,500 per annum exclusive (circa £22.50 per sq. ft.)

Long Leasehold:

The client may consider selling their existing 999-year lease at a peppercorn rental. Guide Price: £475,000 + VAT.

VAT

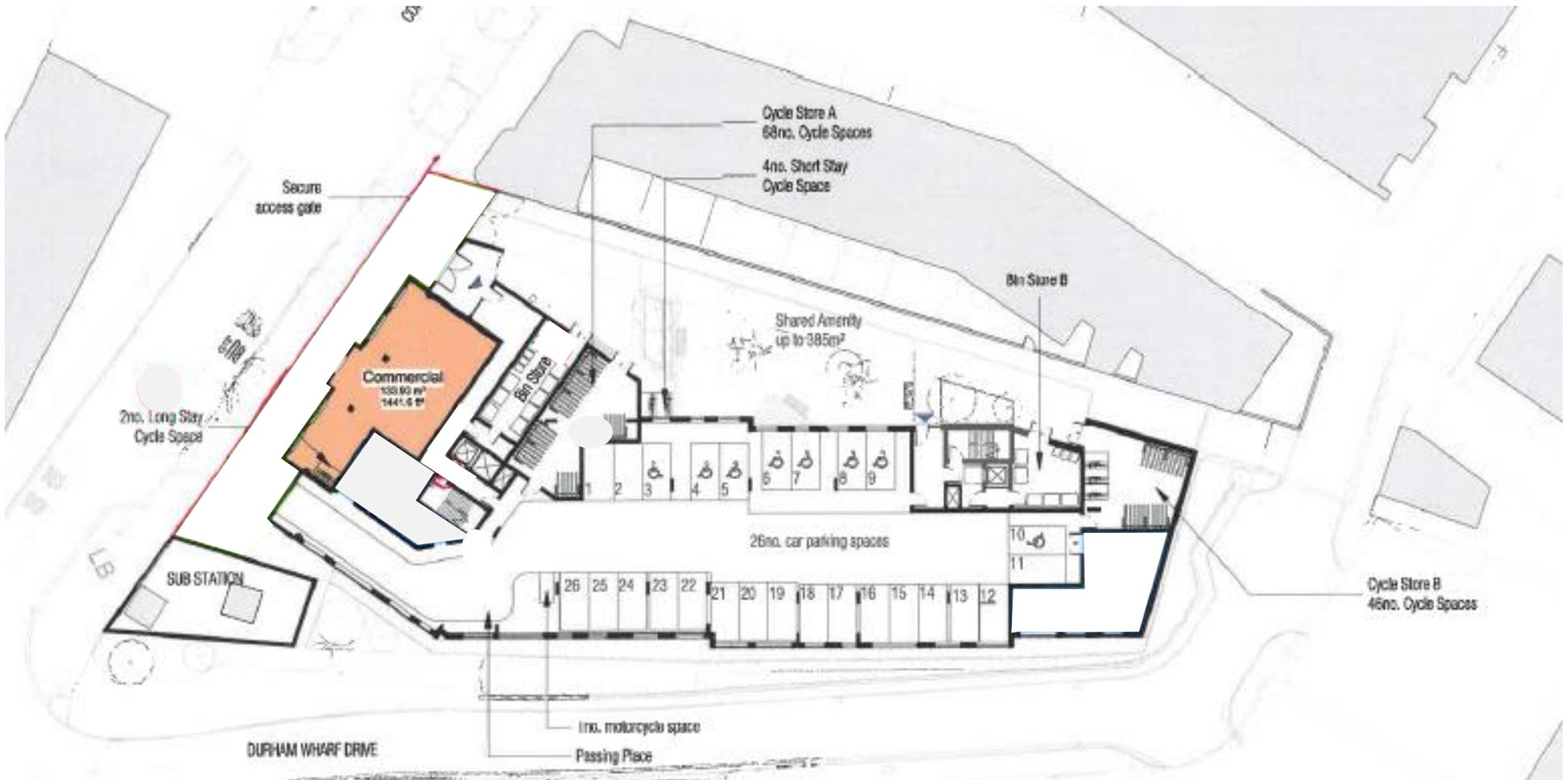
The property is registered for VAT, which applies in addition to above quoting terms.



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

EPC Rating B (40) – Lodged under postcode TW8 8LE. Certificate available from agents.

USE CLASS

B1a, B1b, B1c * / Class E(g)

* 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 (g). Any other uses within Class E would need to obtain planning permission.

For further information please check the following link and make your own enquiries to ascertain this property will be suitable for your proposed use: -
https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Legal Costs

Each party to bear their own legal costs.

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.





Contact Sole Agents
For Further Information or Viewings:



Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Luke Storey
l.storey@vokins.co.uk
020 8400 8876

john Vokins
j.vokins@vokins.co.uk
020 8400 9000

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. May 2023.