



## 11 Brook Lane Business Centre

Brook Road South, Brentford, TW8 0PP

**Industrial warehouse to let  
with parking, close to J1 of  
M4 and A406 North/South  
Circular**

**Short-term or longer-term  
available**

**1,054 sq ft**  
(97.92 sq m)

- Modern clean flexible unit
- 2m wide x 3m height loading door
- 2 parking spaces
- Mezzanine floor (26%)
- 3 phase power
- WC/Kitchenette

# 11 Brook Lane Business Centre, Brook Road South, Brentford, TW8 0PP

## Summary

Available Size	1,054 sq ft
Passing Rent	£26,000 per annum
Rates Payable	£6.07 per sq ft Small Business Rates Relief should apply for qualifying ratepayers
Rateable Value	£12,500
Service Charge	£1,820 per annum Capped at £2875 pa
Car Parking	2 Car Spaces plus Loading Area
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

## Description

The unit occupies an end of terrace location in this popular secure industrial estate in Brentford. It comprises a ground floor unit with a mezzanine area to approximately a quarter of the floor, providing flexibility of use. The property benefits from a WC and kitchenette, gas (currently capped) and 3-phase electricity. It has two demised car spaces, together with the hatched loading area which provides overnight parking for a further 2 vehicles.

## Location

The property is located at the eastern end of Brook Lane Business Centre, which is itself close to the junction of New Road and Hamilton Road, near the former Brentford FC Ground at Griffin Park. Access is off Ealing Road at New Road.

The M4 and A406 are close by. Brentford Overground train station is a short walk (3-5 mins) to the west. Several bus routes run to the north and the south, linking Hounslow, Ealing, Chiswick, Richmond and beyond.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	774	71.91	Let
Mezzanine	280	26.01	Let
Total	1,054	97.92	

## Terms

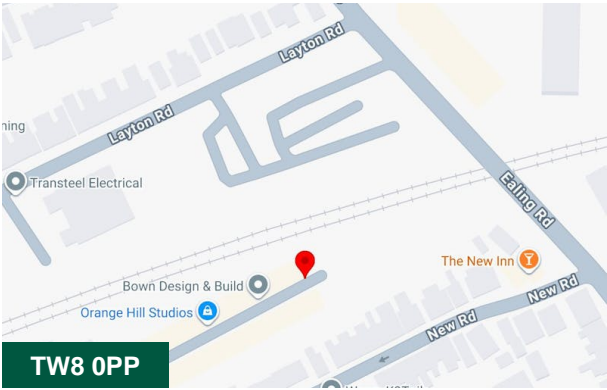
Available by way of an assignment of the existing sublease for term of c.1yr 9 months, or on a new sublease for a term to be agreed.

## RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

## Viewings

Strictly by appointment with Whitman & Co Commercial.

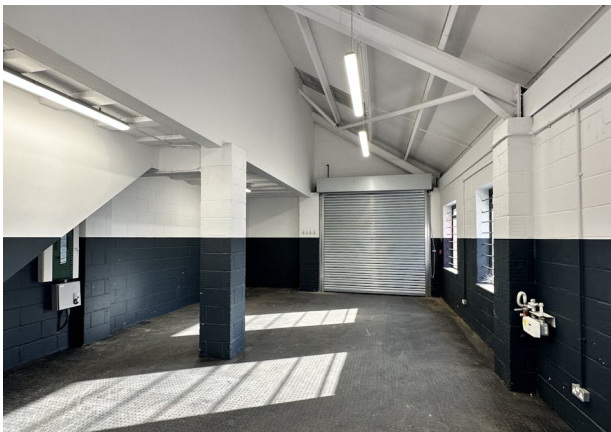


## Viewing & Further Information



**Jeremy Day FRICS**  
020 8747 8800 | 07966 810030  
jd@whitmanandco.com

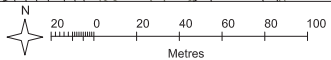




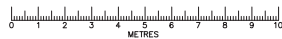








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Unit 12

Unit 11

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Unit 9

Unit 10

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All works to be carried out in accordance with current CDM regulations.



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**Client**

**Project**  
Unit 11 Brook Lane  
Industrial Centre, Brentford  
TW8 0PP

**Drawing**  
Existing Lease Plan Layout

**Scale**  
1:100@A1

**Date** **Drawn**  
25th October 2021 YC

**Drawing No.** **Rev.**  
LP01-GF-11BL B