



Unit 1 Brentford Business Centre
Commerce Road, Brentford, TW8 8LG

**Two Storey Light Industrial /
Business Unit**

1,364 sq ft

(126.72 sq m)

- Fully refurbished
- Up & over loading door
- Dedicated loading bay
- Clear eaves height 3.05m
- Approx. 4 parking spaces
- 3 Phase power & gas
- Modern first floor offices with gas central heating
- Close proximity to A4 & M4
- Walking distance to Brentford Station

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Summary

Available Size	1,364 sq ft
Rent	£32,000 per annum
Business Rates	Interested parties are advised to contact the local Council
Service Charge	Approx. £1,600 per annum.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Location

The property is situated on 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 alongside the A4 and M4 further connecting to the M25 which is approximately 8 miles away. Brentford Overground Station and high street amenities are within walking distance of the unit.

Description

The premises comprise of a modern end terraced, fully refurbished two storey light industrial / business unit which benefits from fully fitted first floor offices and secure ground floor warehouse space serviced by an up and over loading door. The unit benefits further from 3 phase power, WC and approx. 4 car parking spaces available to the front of the unit.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

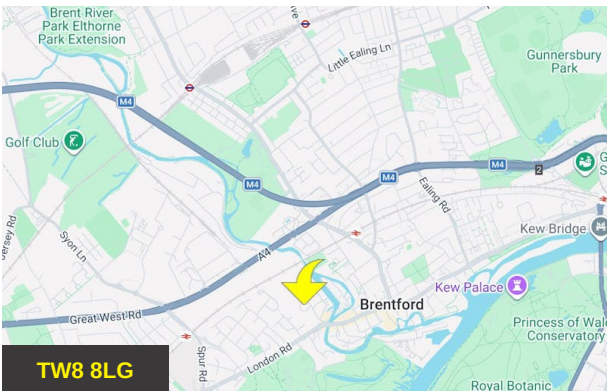
Description	sq ft	sq m
Warehouse	682	63.36
First Floor Offices	682	63.36
Total	1,364	126.72

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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