



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

MODERN BUSINESS UNIT

WITHIN AN ATTRACTIVE COURTYARD SETTING

50% GROUND FLOOR PRODUCTION, DISTRIBUTION + OFFICES

50% FIRST FLOOR OFFICES

1,630 SQ FT (151.4 SQ M)

**TO LET
NEW LEASE**



**UNIT 15
BRENTFORD BUSINESS CENTRE
COMMERCE ROAD
BRENTFORD TW8 8LG**

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PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
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Misrepresentation Act 1967

Every care has been taken in the 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.

LOCATION: Brentford is situated mid-way between Central London and Heathrow Airport, each approximately 8 miles distance. Commerce Road is directly off the A315, which provides direct access to Chiswick Roundabout, A4 (Great West Road), and M4 (Junction 1). The M25 (Junction 15) is approximately 8 miles. Boston Manor and Osterley underground stations are the nearest, (Piccadilly Line), with Brentford British Rail Station providing rail links to Waterloo Station. The High Street shops and restaurant facilities are within walking distance.

DESCRIPTION: A modern business unit constructed in the late 1980's, forming part of a business park of 15 units built around a landscaped courtyard. The ground floor is divided into a storage area and demountable offices. There is an 'up and over' loading door. The first floor offices above, which provide good natural light and consist of an open plan area with a meeting room / director's office and a kitchen.

The approximate floor areas are:

Ground floor	815 sq ft	(75.7 sq m)
First floor	<u>815 sq ft</u>	<u>(75.7 sq m)</u>
Total	1,630 sq ft	(151.4 sq m)

AMENITIES: Ground floor

- 600 lb psf loading
- Loading door
- Ceiling height to 12' (3.7m) approx
- Burglar alarm
- Male and Female WC facilities
- 6 car parking spaces

First floor

- Radiator heaters
- Good natural light
- Double glazing
- Carpeting
- Strip lighting
- Perimeter trunking

TERMS: Available on a new full repairing and insuring lease for a term to be agreed, at a rental of £18,500 per annum exclusive (£11.35 per sq.ft.).

RATES: We have been verbally informed by London Borough of Hounslow Business Rates Department (020 8583 5708) of the following:
2010 Rateable Value: £21,250.
Rates Payable: 1 April 2010 – 31 March 2011 £6,847.22 per annum.
Intending lessees must verify this information themselves before acting upon it.

VIEWING: Through sole agents VOKINS. Contact Joanne Davis on 020 8400 9000.

SUBJECT TO CONTRACT