



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

ADJOINING PRODUCTION / STORAGE UNITS

AVAILABLE TOGETHER OR SEPARATELY

ECONOMICAL SPACE, FLEXIBLE TERMS, AVAILABLE NOW



9,557 – 19,760 SQ.FT. (887.8 – 1,835.7 SQ.M.)

**UNIT 2/3, REYNARDS BUSINESS PARK, WINDMILL ROAD
BRENTFORD
MIDDLESEX
TW8 9NZ**

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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: Reynards Business Park is located less than 0.25 mile from the A4, Great West Road in Brentford. It is accessed from Windmill Road (B452). Junction 2 of the M4 motorway is approximately 1.5 miles, as are the A 205 South Circular and A 406 North Circular Road.

Central London is approximately 8 miles distant to the east, Heathrow airport 8 miles to the west and the M25 circa 11 miles distance to the west.

Northfields (Piccadilly Line) Station is approximately 1 mile from the subject property; Brentford Mainline Station is approximately ½ mile distance.

DESCRIPTION: The buildings are of 2 storey brick construction under a pitched roof, with ground and first floor accommodation. Externally there is car parking to the side of the property and each of the units has a single loading door and separate pedestrian access. The units are currently interconnection, and can be leased either together or separately.

- AMENITIES:**
- Concertina loading doors, (1 per unit).
 - Concrete floor at both ground and first floor level
 - Minimum eaves 3.7m on ground floor
 - Offices with suspended ceilings (first floor).
 - Car parking

ACCOMMODATION:

	Sq Ft	Sq M
<u>Unit 2</u>		
Ground floor	4,479	(443.9)
First floor offices	4,478	(443.9)
<u>Subtotal</u>	<u>9,557</u>	<u>(887.8)</u>
<u>Unit 3</u>		
Ground floor	5,102	(473.9)
First floor offices	5,101	(473.9)
<u>Subtotal</u>	<u>10,203</u>	<u>(947.9)</u>
Total	19,760	(1,835.7)

All measurements are based on the approximate gross internal area.

TENURE: Leasehold – flexible new leases are available for a term to be agreed.

RENT: A competitive rental/ leasing package is available by way of negotiation, based upon only **£4.95 per sq ft exclusive**.

RATES: Information available through the agents.

LEGAL COSTS: Each party to bear their own respective legal fees.

VIEWING: Through sole agents, at short notice:

Vokins – Tel 020 8400 9000 - ref John Vokins / Joanne Davis

SUBJECT TO CONTRACT