



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

PRODUCTION / WAREHOUSE UNIT

WITH ANCILLARY 2 STOREY OFFICES

ECONOMICAL SPACE, FLEXIBLE TERMS, AVAILABLE NOW



27,460 SQ.FT. (2,551 SQ.M.)

**UNIT 4, 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 building is primarily of brick and block construction under a pitched roof with ground and first floor offices to the front. Externally there is car parking to each side of the building with associated loading aprons.

- AMENITIES:**
- 3 concertina doors
 - Concrete floor
 - Minimum eaves 4.5m rising to 8.5m at the pitch
 - Fitted offices
 - Car parking and loading aprons
 - 3 phase power
 - Gas blower heaters, (not tested)

ACCOMMODATION:

	Sq Ft	Sq M
Warehouse	22,378	(2,078.9)
Ground floor offices	1623	(150.8)
First floor offices	1,622	(150.7)
Mezzanine	1,377	(127.9)
Outbuilding	460	(42.7)
Total	27,460	(2,551.0)

All measurements are based on the approximate gross internal area.

TENURE: Leasehold – flexible lease options are available by negotiation.

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

RATES: Information supplied by the Valuation Office shows these premises to be assessment number 84190, assessed for business rates as follows in the 2010 list:-

Rateable Value: £184,000.

The national multiplier for business rates is 41.4% of the rateable value.

Following recent national reassessment of business rates on all commercial property, payments may be subject to transitional relief or charges, and applicants are advised to ascertain with the Local Rating Authority the amount of business

rates payable in respect of individual properties, following this process. Tel: London Borough of Hounslow, Business Rates Department 020 8583 5708.

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