



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

DETACHED WAREHOUSE UNIT

WITH ANCILLARY 2 STOREY OFFICES

ECONOMICAL SPACE, FLEXIBLE TERMS, AVAILABLE NOW



8,803 SQ.FT. (817.8 SQ.M.)

**UNIT 5, 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 was constructed during the late 1970's under a pitched roof with profile cladding to the roof and upper elevations. The ground floor is of brick and block construction, and the unit has a steel portal frame. There are 2 storey purpose built offices to the front of the unit. Externally there is car parking and a loading area.

AMENITIES:

- Electrically operated loading door (4.75m wide x 5.85m high).
- Concrete finished floor.
- Minimum eaves 4.5m rising to 5.85m
- 2 storey offices
- Car parking and loading area
- Gas blower heater, (not tested)

ACCOMMODATION:

	Sq Ft	Sq M
Warehouse	7,606	(706.6)
Ground floor offices	596	(55.4)
First floor offices	601	(55.8)
Total	8,803	(817.8)

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.

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