



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

DETACHED WAREHOUSE UNIT

WITH ANCILLARY 2 STOREY OFFICES

ECONOMICAL SPACE, FLEXIBLE TERMS, AVAILABLE NOW



**UNIT 5, REYNARD MILLS TRADING ESTATE
WINDMILL ROAD
BRENTFORD
MIDDLESEX
TW8 9NZ**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
info@vokins.co.uk www.vokins.co.uk

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: Reynard Mills Trading Estate 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, based upon only £8.00 per sq.ft,

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

Please note that additional storage, production and office space is available on site, with accommodation ranging from 7,300 – 151,217 sq.ft. (678.2 – 14,048.1 sq.m.).