



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

MODERN BUSINESS UNIT

TO LET

1,043 SQ.FT (97 SQ.M.)



Indicative Photograph of Business Unit on the Estate

**UNIT 12, BROOK LANE BUSINESS CENTRE
BROOK LANE NORTH
BRENTFORD
MIDDLESEX
TW8 0PP**

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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: The development is located in Brentford, which is approximately 8 miles west of Central London. Brentford enjoys good access to the national motorway network (M4 – 1 mile, M25 – 10 miles, M3- 6 miles). Heathrow Airport is approximately 5 miles to the west, and the North and South Circular Roads approximately 1 mile to the east providing access to London.

The local BR stations are Brentford and Kew Bridge, the nearest underground being Boston Manor (Piccadilly Line), and there are numerous bus routes through Brentford.

DESCRIPTION: Self-contained two-storey business unit, currently used as office space, but with metal concertina loading door to facilitate a range of uses. There is ample visitors' parking on the estate and there are two demised spaces in the car park as well as parking/loading space to the front of the unit.

ACCOMMODATION: The approximate gross internal measurements subject to checking of the unit are as follows:

	Sq m	Sq ft
Ground Floor	49.5	533
First Floor Offices	26.7	288
First Floor Mezzanine	20.6	222
Total	96.8	1,043

AMENITIES:

- Suitable for a variety of business uses
- Staff and visitor car-parking on site
- Strip lighting
- WC
- 24 hour access
- Secure loading door
- Alarm

TERMS: A new full repairing and insuring lease, upon terms to be agreed

RENT: £12,500 per annum exclusive + VAT

BUSINESS RATES: Rateable Value = £6,500 (1 April 2005 – 31 March 2010)
Rates Payable = £2,977

SERVICE CHARGE: £1.30 per sq ft

VIEWING: By Appointment through owner's agents **VOKINS** at short notice on **020 8400 8899**.

Contact: Joanne Davis / John Vokins

SUBJECT TO CONTRACT