



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## MODERN BUSINESS UNIT

### TO LET

### 1,058 SQ.FT (98.3 SQ.M.)



**UNIT 16, BROOK LANE BUSINESS CENTRE  
BROOK LANE NORTH  
BRENTFORD  
MIDDLESEX  
TW8 0PP**

**TELEPHONE: 020 8400 9000 FAX: 020 8400 9001**

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
[info@vokins.co.uk](mailto:info@vokins.co.uk) [www.vokins.co.uk](http://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:** 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 gross internal measurements subject to checking of the unit are as follows:

	<b>Sq m</b>	<b>Sq ft</b>
Ground Floor	56.5	608
First Floor	41.8	450
<b>Total</b>	<b>98.3</b>	<b>1,058</b>

**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:** £11,000 per annum exclusive + VAT

**BUSINESS RATES:** Rateable Value = £6,500  
Rates Payable = £2,977

**VIEWING:** Through sole agents **VOKINS** at short notice on **020 8400 8899**.  
Contact: Joanne Davis.

**SUBJECT TO CONTRACT**