



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**BUSINESS UNIT**

**TO LET**

**1,823 SQ.FT (169.4 SQ.M.)**

*Photo to be inserted*

**Unit 4, Churchill House  
114 Windmill Road  
Brentford  
Middlesex  
TW8 9NB**

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

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
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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 station is Brentford and the nearest underground being Boston Manor (Piccadilly Line), and there are numerous bus routes through Brentford.

**DESCRIPTION:** The unit comprises a mid-terraced, brick built premises that is suitable either for storage or production space, with ancillary first floor offices.

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

|              | <b>Sq m</b>  | <b>Sq ft</b> |
|--------------|--------------|--------------|
| Ground Floor | 118.87       | 1,279        |
| First Floor  | 50.53        | 544          |
| <b>Total</b> | <b>169.4</b> | <b>1,823</b> |

**AMENITIES:**

- Suitable for a variety of business uses
- 24 hour access
- Secure loading door
- Kitchen
- WC

**TERMS:** A new internal repairing and insuring lease, upon terms to be agreed.

**RENT:** £13,675 per annum exclusive at £7.50 per sq ft.

**BUSINESS RATES:** Rateable Value = £9,400  
Rates Payable = £4,521

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

**SUBJECT TO CONTRACT**