



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**Upon the Instruction of Development Securities PLC**

**WAREHOUSING/STORAGE & DISTRIBUTION UNIT**

**TO LET FROM ONLY £6.95 PER SQ FT**

**12,604 Sq Ft (1,171 Sq M)**



**UNIT 1 GREAT WEST TRADING ESTATE  
GREAT WEST ROAD  
BRENTFORD  
MIDDLESEX TW8 9DN**

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

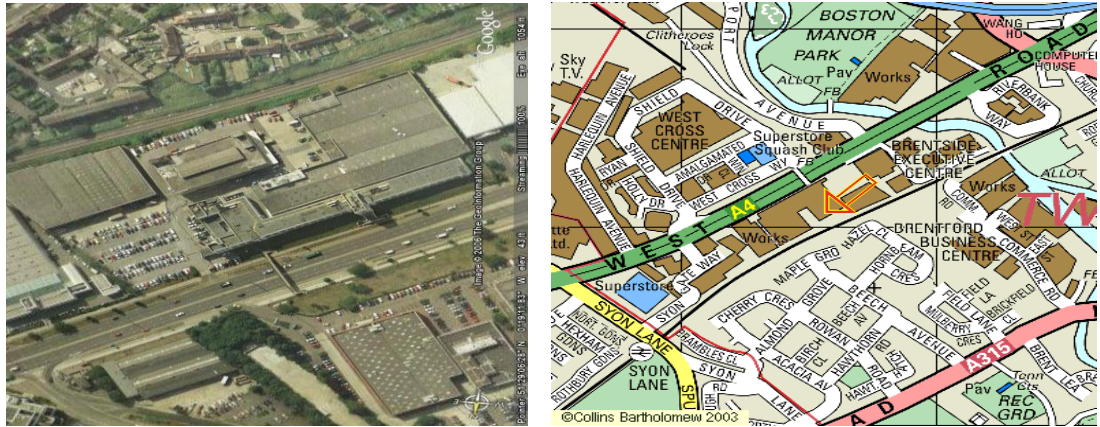
PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
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**Misrepresentation Act 1967**

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 Great West Trading Estate is on the south side of the Great West Road (A4) in Brentford. The property is within the section known as "The Golden Mile", on account of the quality occupiers located along this stretch of the A4. These include GlaxoSmithKline, BSKyB, Worley Parsons, EMC, Agfa, Sega, amongst others. London's West End is approximately 8 miles distant, as is London Heathrow. Brentford Mainline Station is approximately 5 minutes walk and connects to Waterloo in approximately 1/2 an hour. Boston Manor Station (Piccadilly Line) is the nearest London Underground Station.



**DESCRIPTION:**

The property comprises a warehouse unit with office accommodation to the front. The unit comprise a steel portal frame beneath a double pitched roof of profile steel sheeting incorporating translucent roof panels.

**AMENITIES:**

- Concertina loading door with internal loading area
- 3 phase power
- Separate reception area
- On site car parking
- 24-hour security

**FLOOR AREAS:**

The approximate gross internal floor areas are:-

**Unit 1**

Ground Floor, (incorporating offices)	9,560 sq ft (888.1 sq m)
First Floor Offices	1,522 sq ft (141.4 sq m)
Second Floor Offices	1,522 sq ft (141.4 sq m)
<b>Total</b>	<b>12,604 sq ft (1,171 sq m)</b>

**TERMS:**

The property is available on a new FRI lease for terms to be agreed at a rental from only **£6.95 per sq ft.**

Service Charge: £0.75 per sq ft (Approximately)

**RATES:**

Information supplied by the Valuation Office shows these premises to be assessment number 97217, assessed for business rates as follows in the 2010 list:-

Rateable Value: £118,000.

The national multiplier for business rates is 41.4% of the rateable value.

Following recent national reassessment of business rates on all commercial property, payments may be subject to transitional relief or charges, and applicants are advised to ascertain with the Local Rating Authority the amount of business rates payable in respect of individual properties, following this process. Tel: London Borough of Hounslow, Business Rates Department 020 8583 5708.

**VIEWING:**

**Through joint sole agents**

**Vokins – Joanne Davis/John Vokins: 020 8400 8899/8895**

**Edwin Hill – Lewis Mantle: 01753 689000**

**SUBJECT TO CONTRACT**