



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

SELF-CONTAINED MODERN WAREHOUSE / STORAGE / DISTRIBUTION UNIT WITHIN ESTABLISHED ESTATE

Situated directly off Great West Road A4, close to BERRY (BMW) and car dealership,
plus HOMEBASE, COMET, CURRYS, CARPET RIGHT etc.

**6,690 SQ FT (621.5 SQ M)
+ 1,757 SQ FT (163.2 SQ M) MEZZANINE
TO LET – NEW LEASE**



**UNIT 1 THE GATE CENTRE
SYON GATE WAY
BRENTFORD
MIDDLESEX
TW8 9DD**

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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 Gate Centre 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 ½ an hour. Boston Manor Station (Piccadilly Line) is the nearest London Underground Station. Neighbouring occupiers include Berry (BMW) Car Showroom, Homebase, Comet, Currys and Carpet Right.

DESCRIPTION:

The property comprises an end-terraced single storey production/warehouse unit with ground and first floor offices. The minimum eaves height is approximately 5.5m, accessed via a 5m loading door.

FLOOR AREAS:

The gross internal floor area measures approximately:

Ground floor warehouse	503.5 sq m	(5,420 sq ft)
Ground floor offices	59.0 sq m	(635 sq ft)
First floor offices	59.0 sq m	(635 sq ft)
Mezzanine	163.2 sq m	(1,757 sq ft)
Total All Space	784.7 sq m	(8,447 sq ft)

AMENITIES:

- Gas blower heater
- 5m approx. loading door
- Minimum eaves height 5.5m approx.
- Gas Central Heating in the offices
- Separate male and female WC's

TERMS: A new FRI lease for terms to be agreed.

RENT: £65,250 per annum exclusive.

RATES: Information supplied by the Valuation Office shows these premises to be assessed for business rats as follows:-

Rateable Value: £53,500.

Rates Payable: £25,947.50 1 April 2009 – 31 March 2010

VIEWING:

Available through sole agents **VOKINS**

John Vokins - 020 8400 8895 j.vokins@vokins.co.uk

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SUBJECT TO CONTRACT

Regulated by RICS