



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.

**5,219 SQ FT (484.8 SQ M)
+ 3,369 SQ FT (313.0 SQ M) MEZZANINE + OFFICES
TO LET – NEW LEASE**



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

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
info@vokins.co.uk 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 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 (where there is no mezzanine), accessed via a 5m loading door.

FLOOR AREAS:

The gross internal floor area measures approximately:

Ground floor warehouse	389.1 sq m	(4,187 sq ft)
Ground floor offices	47.9 sq m	(516 sq ft)
First floor offices	47.9 sq m	(516 sq ft)
Mezzanine offices / storage	313.0 sq m	(3,369 sq ft)
Total All Space	797.9 sq m	(8,588 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: £51,000 per annum exclusive.

VIEWING:

Available through sole agents **VOKINS**

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

Joanne Davis - 020 8400 8899 j.davis@vokins.co.uk

SUBJECT TO CONTRACT

Regulated by RICS