



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

INDUSTRIAL/ WAREHOUSE UNIT

**OF PARTICULAR INTEREST TO
VEHICLE MAINTENANCE COMPANIES**

GOOD LOCATION, CLOSE TO TOWN CENTRE

4,865 SQ FT (451.96 SM)

FIRST FLOOR MEZZANINE STORAGE OF 450 SQ FT (41.81 SM)

AND COVERED YARD OF 1,200 SQ FT (111.48 SM)

**TO LET
OR
MAY SELL
FREEHOLD**



**HI-LO BUILDING
THE HAM
BRENTFORD, MIDDLESEX
TW8 8EZ**

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 property is situated in The Ham, off High Street, Brentford/ London Road (A315) and provides ready access to the M4, A4, Heathrow Airport and Central London. The High Street shopping, banking and restaurant facilities are nearby and the locality is well served by public transport.

DESCRIPTION

The property comprises a single storey workshop with ground and first floor ancillary offices together with a part covered and gated yard. The workshop has a steel trussed roof, brick elevation and a mezzanine floor has been installed, providing office/ staff/storage accommodation at ground floor level, with storage above. There is a full height roller shutter door and private parking for circa 8 cars.

ACCOMMODATION

Ground floor	4,591 sq ft	(426.5 sq m)
First floor offices	274 sq ft	(25.45 sq m)
Subtotal	4,865 sq ft	(451.96 sq m)
First floor mezzanine	450 sq ft	(41.81 sq m)
Covered yard	1,200 sq ft	(111.48 sq m)

FEATURES

- ▼ Loading via full height roller shutter door.
- ▼ Height to underside of roof trusses 3.9 m. (12' 9")
- ▼ Ground floor office / staff room / storage space
- ▼ First floor offices
- ▼ Male & female WC's
- ▼ Covered storage area
- ▼ On-site parking for circa 8 cars

LEASE

A new lease for a term to be agreed.

RENT

£35,000 per annum, exclusive.

FREEHOLD

£485,000 for the freehold interest.

RATES

The following information is available from the Valuation Office website, however, applicants are advised to make their own enquires:

Rateable value: £28,500

Rates payable: 1 April 2009 - 31 March 2010: £13,822.50.

LEGAL COSTS

Each party is to be responsible for its own cost in the preparation and completion of the lease.

VIEWING

The premises may be viewed at short notice by appointment with the sole agents Vokins: 020 8400 9000.
Contact: Joanne Davis / John Vokins

SUBJECT TO CONTRACT