



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

MODERN BUSINESS UNIT

ECONOMICAL RENTAL TERMS

565 SQ FT (52.5 SQ M)

AVAILABLE NOW

TO LET

Insert Picture

**GROUND FLOOR, UNIT 7
BRENTFORD BUSINESS CENTRE
COMMERCE ROAD
BRENTFORD
MIDDLESEX
TW8 8LG**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

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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

Brentford is situated mid-way between Central London and Heathrow Airport, each approximately 8 miles distance. Commerce Road is directly off the A315, which provides direct access to the Chiswick roundabout, A4 (Great West Road), and M4 (junction 1). The M25 (junction 15) is approximately 8 miles. Boston Manor and Osterley underground stations are the nearest, (Piccadilly Line), with Brentford British Rail Station providing rail links to Waterloo Station.

DESCRIPTION

The ground floor of a modern business unit constructed in the late 1980's, forming part of a business park of 15 units built around a landscaped courtyard.

The building provides ground floor production / storage space, with a loading door.

The approximate gross floor area is:-

Ground Floor 565 sq ft (52.5 sq m)

AMENITIES

- Roller shutter loading door
- Strip lighting
- Concrete floor
- WC facilities
- On-site car parking
- Flexible lease terms
- Available now for immediate occupation

TERMS

A FRI lease for a term to be arranged.

RENT

£10,500 per annum inclusive of business rates and running costs

VIEWING

At short notice by prior appointment through joint agents:

Vokins Chartered Surveyors:

Joanne Davis – 020 8400 8899

j.davis@vokins.co.uk

SUBJECT TO CONTRACT