

**FREEHOLD FOR SALE  
INDUSTRIAL / WAREHOUSE UNIT**



**Fabrication House**  
**The Ham, Brentford, Middlesex, TW8 8EZ**

**4,865 SQ. FT.**  
**(451.95 SQ.M.)**

# Fabrication House, The Ham, Brentford, Middlesex, TW8 8EZ

## Location

Fabrication House is situated in The Ham, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant, within the London Borough of Hounslow.

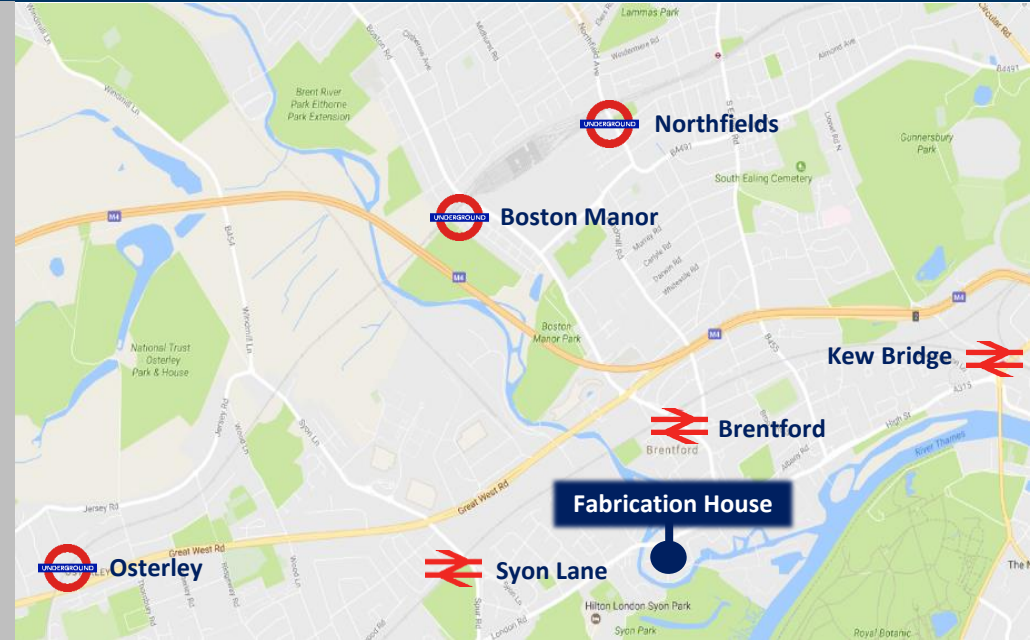
Brentford High Street offers a range of local amenities to include cafes, Morrison's supermarket and various public houses situated approximately 0.7km (0.5 miles) east of the subject property.

A number of significant regeneration projects have been completed in recent years and are underway in Brentford. Most notably, Ballymore's town centre regeneration known as 'The Brentford Project' on the south side of the High Street which will include 800 new homes, commercial and retail space linking the High Street with the River Thames / Grand Union Canal. Work on the scheme started in December 2018.

This property benefits from being in close proximity to the River Thames and Grand Union Canal and enjoys access to public open space including Syon Park, Boston Manor Park, Gunnersbury Park, Osterley Park and Royal Botanical Gardens, Kew all within 4 km (2.5 miles) of the property.

The Ham 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 away.

Boston Manor and Osterley underground stations (Piccadilly Line) are the closest, with Brentford British Rail station providing rail links to Waterloo Station. There is a bus stop situated at the entrance of the site, serviced by the E3 bus which provides services to the surrounding area.



A4 – Great West Road	0.6 miles
M4 – Brentford (Junction 2)	1.1 miles
North Circular – Chiswick	1.6 miles
Heathrow Airport	7.0 miles



Brentford (British Mainline)	0.6 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.3 miles
Gunnersbury (District / Overground)	1.1 miles

# Fabrication House, The Ham, Brentford, Middlesex, TW8 8EZ

## The Property

The property has a steel trussed roof, with solid brick walls and a solid floor. A mezzanine floor has been installed, providing some rudimentary office/staff/storeroom accommodation. There is a covered yard area and some parking for cars to the front of the building. The property is in need of modernisation and upgrading.

## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Fabrication House	Sq. ft.	Sq. m.
Ground Floor	4,591	426.5
First Floor Office	274	25.45
<b>Subtotal</b>	<b>4,865</b>	<b>451.95</b>
First Floor Mezzanine	450	41.81
Covered Yard	1,200	111.48



## Amenities

The property benefits from the following amenities: -

- Loading via full height roller shutter door
- Height to underside of roof trusses 3.9m (12' 9")
- Ground floor office / staff room / storage space
- First Floor Offices
- Male and Female WC's
- On-site parking for circa 8 cars

# Fabrication House, The Ham, Brentford, Middlesex, TW8 8EZ

## Freehold

Guide Price: £1,500,000.

## Business Rates

According to the Valuation Office website the current rateable value of the property is £31,750.

Rates payable 2021/2022 = approximately £16,256 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

## VAT

VAT is applicable.

## Legal Costs

Each party to bear their own legal costs.

## EPC

C (69)

## Viewing

Strictly through prior arrangement with sole agents Vokins.



Red line for illustrative purposes only – not to scale

### Misrepresentation Act 1967

Every care has been taken in 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.

### Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**John Vokins**  
[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
020 8400 9000

**Luke Storey**  
[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)  
020 8400 8876