

**TO LET – NEWLY REFURBISHED INDUSTRIAL /
WAREHOUSE UNIT WITH CAR PARKING**



Unit 11 Set Star Estate
Transport Avenue, Brentford TW8 9HF

2,989 SQ. FT.
(277.7 SQ.M.)

Unit 11 Set Star Estate, Transport Avenue, Brentford TW8 9HF

Location

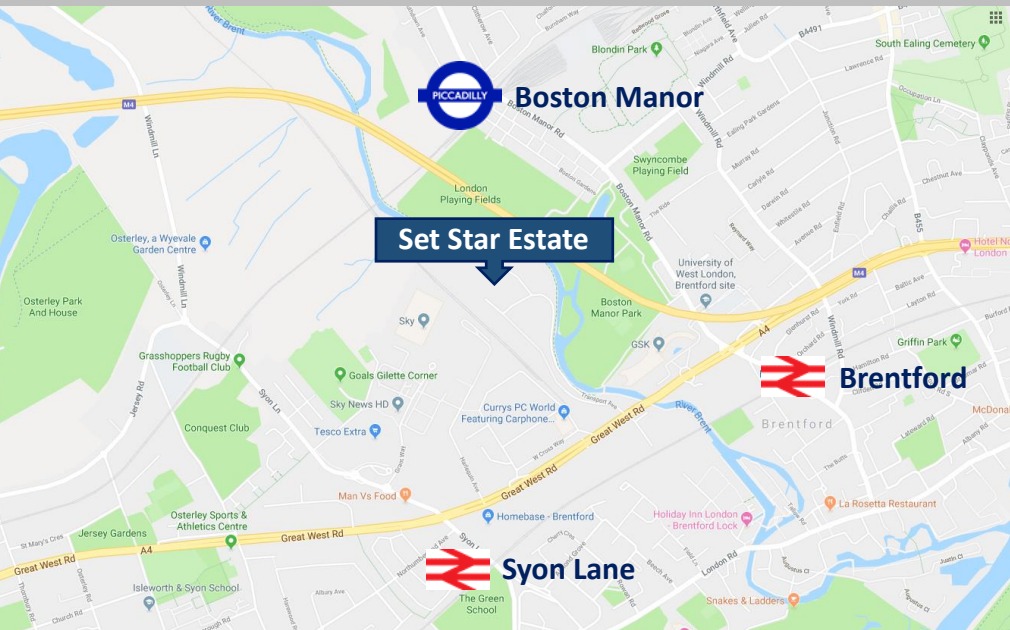
The Set Star Estate is situated on Transport Avenue, directly off the Great West Road (A4), in Brentford, just off the heart of the section known as the “Golden Mile”. Local occupiers include Worley Parsons, EMC, Sega, GlaxoSmithKline, Sky, JC Decaux, Barratt London, amongst others.

The premises are approximately 7.5 miles from Central London and 7.5 miles from Heathrow airport. Brentford town centre is approximately half a mile distance.

Brentford British Rail Station is less than 20 minutes’ walk from the subject property. Boston Manor underground station (Piccadilly Line) is the nearest London underground station, which is approximately 5 minutes’ drive from the property.



Red line for illustrative purposes only



M4 - Brentford (Junction 2)	1.3 miles
North Circular – Chiswick	2.1 miles
Heathrow Airport – Terminal 4	7.5 miles
M25 – Heathrow (Junction 14)	9.4 miles
Brentford (British Mainline)	0.9 miles
Syon Lane (British Mainline)	0.9 miles
Boston Manor (Piccadilly)	1.2 miles
Osterley (Piccadilly)	1.9 miles

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The Property

Unit 11 Set Star Estate comprises a mid-terraced, self-contained, storage / industrial unit with brick elevations, accessed from a private service road. The property benefits from an electric roller shutter loading door, three phase power, separate pedestrian access, LED lighting, WC and car parking / loading area.

Accommodation

Following the improvement works, the property will provide the following approximate Gross External Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	2,989	277.7



Amenities

A schedule of improvement works are to be undertaken, following which the property will benefit from the following amenities:

- **Minimum eaves height of 3.5m rising to 7m**
- **LED lighting throughout**
- **Double glazing and upgraded insulation**
- **Electric roller shutter door**
- **Separate pedestrian entrance**
- **Three phase power**
- **4 car parking spaces / loading area**
- **Electric car charging point**
- **2x WC**
- **Kitchenette**

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent

£65,000 + VAT per annum exclusive.

Business Rates

According to the Valuation Office website the current rateable value of the property is £30,500.

Rates payable 2023/2024 = approximately £15,616 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

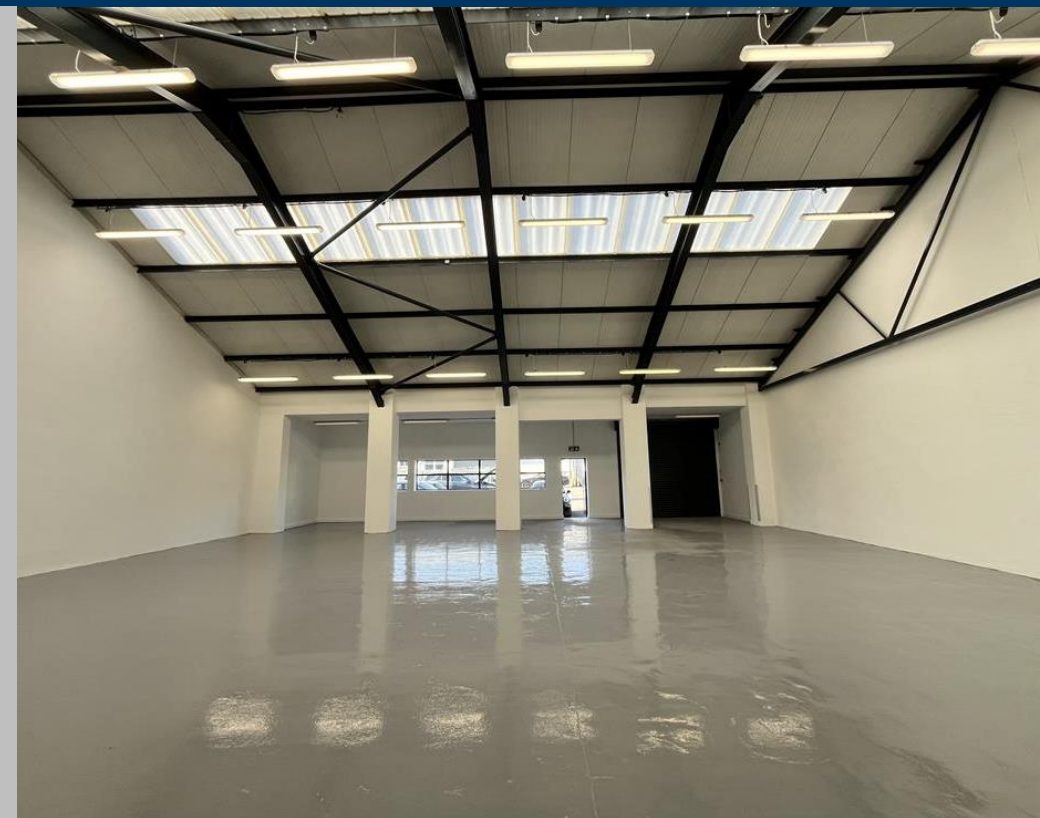
Rating: To be reassessed following completion of the improvement works.

Viewing

Through prior arrangement with sole agent Vokins.

Timing

Available now.



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. Nov 2022.

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.

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