

**TO LET - INDUSTRIAL WAREHOUSE WITH CAR
PARKING CLOSE TO BRENTFORD TRAIN STATION**



TO BE REFURBISHED



14 Brook Lane Business Centre
Brook Lane North, Brentford, TW8 0PP

937 SQ. FT.
(87.04 SQ M.)

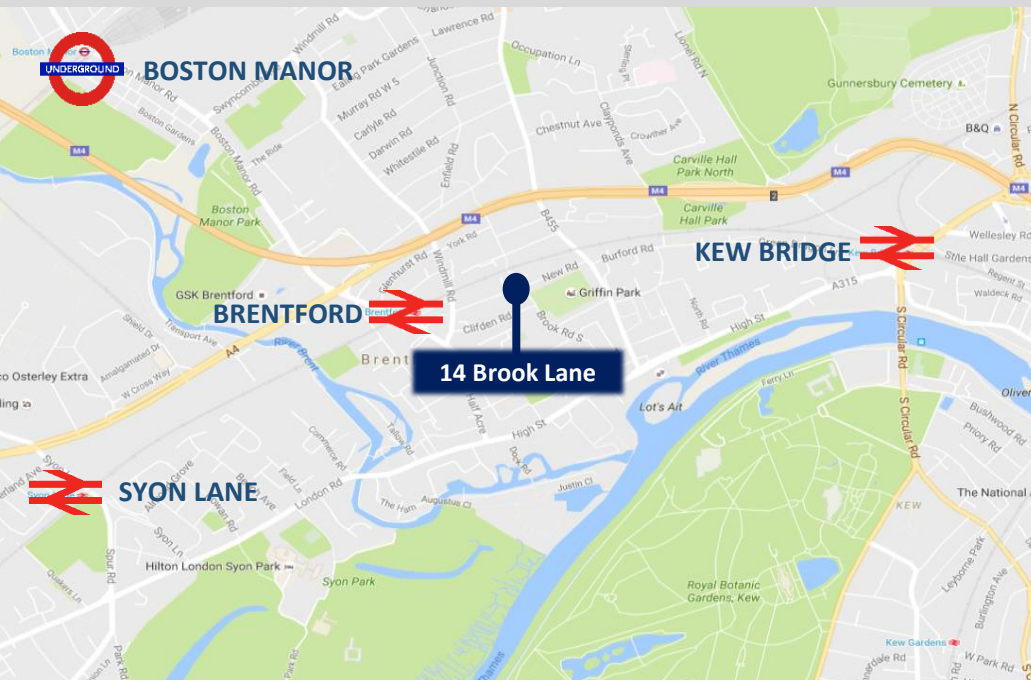
14 Brook Lane Business Centre, Brook Lane North, Brentford, TW8 0PP

Location

14 Brook Lane is located on the Brook Lane Business Centre site, which comprises of a range of different business units, the property is located just in front of the old Brentford Football Club ground and is a short walk to Brentford Town Centre.

The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road.

Local mainline railway stations include Kew Bridge and Brentford (British Rail) and Boston Manor (1.3 miles). The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.



A4 – Great West Road 0.7 miles
M4 – Brentford 0.6 miles
North Circular – Chiswick 1.7 miles
Heathrow Airport 6.7 miles



Brentford (British Mainline) 0.4 miles
Syon Lane (British Mainline) 1.4 miles
Boston Manor (Piccadilly Line) 1.3 miles
Gunnersbury (District / Overground) 1.7 miles

The Property

Unit 14 Brook Lane comprises a mid-terraced, self-contained, storage / industrial unit with brick elevations, accessed from a private service road.

The property benefits from a single concertina loading door, separate pedestrian access, strip lighting, WC and car parking / loading area.

Accommodation

The property comprises the following approximate gross internal floor area:-

Floor	Area sq. ft.	Area sq. m.
Ground	517	48.03
First	420	39.01
Total	937	87.04

Note: All areas quoting on a Gross Internal Area basis as defined by The RICS Code of Measuring Practice.



Amenities

- Single concertina loading door
- Separate pedestrian entrance
- LED lighting
- Ground floor eaves to under croft of 2.9m
- Ground floor WC
- Three phase power
- 2 demised car parking spaces
- First floor kitchen
- Gas supply
- Mezzanine over warehouse area supported by columns
- Notable occupiers on the estate include Sipsmiths London Ltd and Getir



Leasehold

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

Rent

£23,000 + VAT per annum exclusive.

Business Rates

We note from the Valuation Office Agency website that the rateable value of the property is £11,500.

Business rates payable for 2023/24 = approximately £5,888 per annum.

Small business relief on rates could be available for occupiers with no other business premises, resulting in no business rates being payable in the next rating year.

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

VAT

VAT is applicable in addition to all above costs.

EPC

Rating: C (54)

Legal Costs

Each party to bear their own legal costs.

Service Charge

Further details available from the agents.



Viewing

Through prior arrangement with joint sole agent Vokins or Knight Frank.

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.

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