

TO LET — GROUND FLOOR OFFICE WITH CAR PARKING
AVAILABLE AT REDUCED RENTAL & FLEXIBLE LEASE TERMS



Unit 2, Canute House
Durham Wharf Drive, Brentford, TW8 8HP

1,213 SQ FT
(112.7 SQ M)

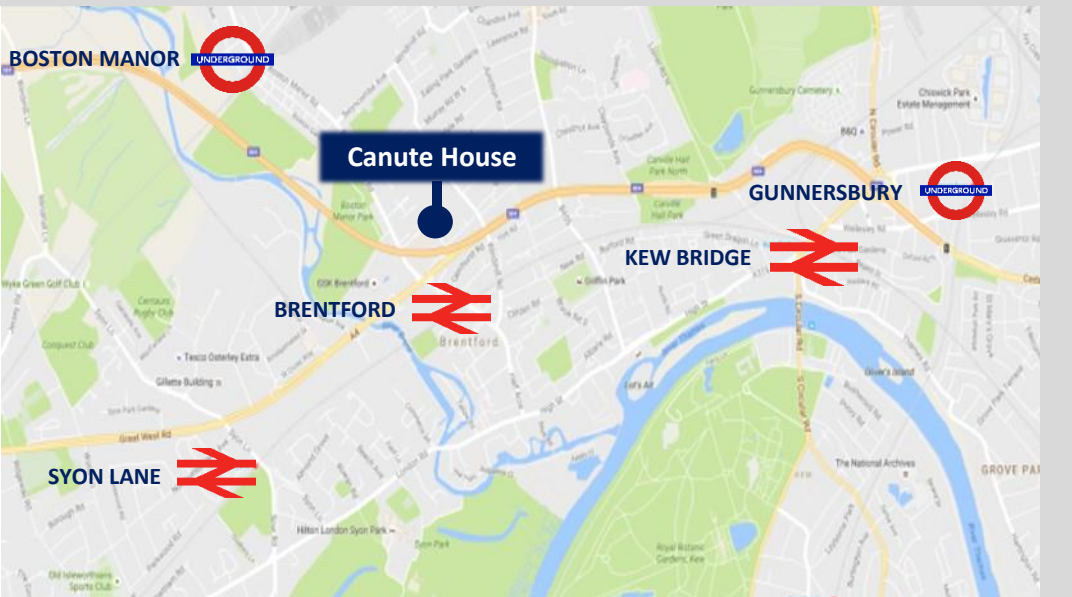
2 Canute House, Durham Wharf Drive, Brentford, Middlesex, TW8 8HP



Location

Canute house is located on Brentford Lock, which is a modern development situated off the west end of the high street (A315) on the edge of Brentford Town Centre. The premises are approximately 8 miles from Central London and 7 miles from Heathrow Airport.

The nearby High Street provisions allow for convenient parking and a number of bus routes to Chiswick, Ealing, Richmond and Hounslow.

Brentford train station is within walking distance which provides a fast, regular service to Central London.



	Brentford (British Mainline) Boston Manor (Piccadilly Line) Gunnersbury (District/Overground)	0.7 miles 1.4 miles 1.9 miles
	A4 Great West Road M4 - Brentford Heathrow Airport	0.7 miles 1.4 miles 6.8 miles

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The Property

Canute House comprises a high-quality waterside development of primarily residential accommodation, with hotel, office and retail elements incorporated.

The office provides benefits from central heating, air-conditioning, under floor trunking, Cat II lighting, carpeting and separate male and female WCs. There is one allocated car parking space demised with the property.

Accommodation

The approximate Net Internal Floor area is set out below:

Floor	Area sq. ft.	Area sq. m.
TOTAL	1,213	112.7



Amenities

The property offers the following amenities:

- Suspended ceilings with Cat II Lighting
- Air-conditioning
- Central heating
- Fully carpeted
- WCs
- Under floor trunking
- Water views
- Good natural lighting
- On-site car parking



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Terms

Unit 2 is available by way of a new flexible lease term for either 18 to 24 months be agreed at a rental of £15.00 psf.

Business Rates

According to the Valuation Office Agency, the rateable value for Unit 2 Canute House is £15,500 per annum.

Approximate business rates payable for 2023/2024 are £7,936 per annum.

Transitional adjustments may apply – all applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

EPC

Further details available from the agents.

VAT

VAT is applicable in addition.

Legal Costs

Both parties to bear their own legal costs.

Parking

1 allocated car parking space

Viewing

Strictly through prior arrangement with joint sole agents Vokins and Sneller Commercial.



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. October 2023.

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.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Luke Storey
l.storey@vokins.co.uk
020 8400 8876

Antony Rapley
antony@snellers.com
020 8977 2204

Sharon Bastion
sharon@snellers.com
020 8943 8932