

TO LET

55 sq. m (592 sq. ft) approx.

5 LONDON ROAD, BRENTFORD, MIDDLESEX TW8 8JB

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **FULLY REFURBISHED BUSINESS PREMISES**
- **AVAILABLE ON A NEW LEASE**
- **GROUND FLOOR AND BASEMENT**
- **AREA OF REGENERATION**
- **CLOSE PROXIMITY TO BRENTFORD LOCK AND HOLIDAY INN HOTEL**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located on the busy London Road (A315) in Brentford. London Road joins the High Street which is part of Ballymore's new town centre regeneration project. This will provide the new town centre with more than 870 new homes and 50 new retailers.

The development around Brentford Lock is directly opposite the property and there is pay and display parking available at The Holiday Inn.

Brentford British Rail Station is just under 1 mile providing rail links to London Waterloo.

DESCRIPTION

The property comprises a business unit laid out over ground floor and basement.

The property has just been fully refurbished and provides a ground floor disabled WC, wide staircase to the basement with a further WC and fitted kitchenette.

ACCOMMODATION

The property has the following approximate floor areas:-

	Sq. m	Sq. ft
Ground Floor	25.5	274
Basement	29.5	318
Total	55.0	592

TENURE

Available on a new lease for a term by arrangement.

RENT

£16,000 per annum plus VAT.

BUSINESS RATES

2017 Rateable Value: £9,400

Rates relief may be applicable.

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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