

**FOR SALE / TO LET -
OFFICE SUITE WITHIN
MAJOR URBAN DEVELOPMENT**

REVISED PRICE AS OF NOVEMBER 2022

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**Unit 4, Brentford Lock West,
Commerce Road, Brentford, TW8 8LR**

**1,560 SQ. FT.
(144.9 SQ.M.)**

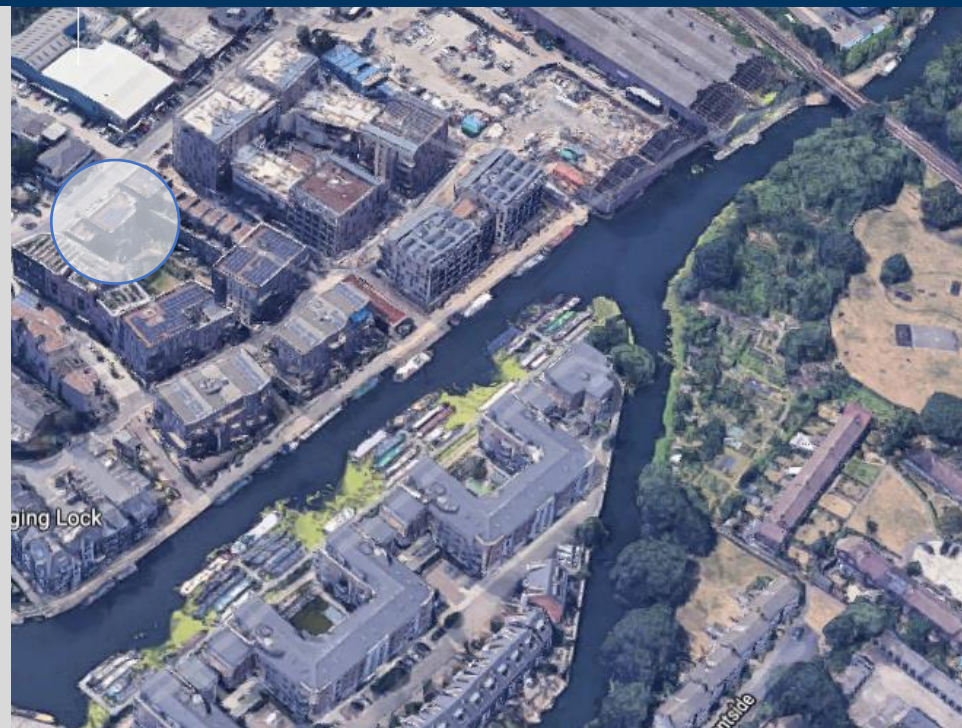
Unit 4 Brentford Lock West, Commerce Road, Brentford, TW8 8LR

Location

The property is situated fronting Commerce Road, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant.

Commerce Road 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.



A4 – Great West Road	0.7 miles
M4 – Brentford	1.2 miles
North Circular – Chiswick	1.6 miles
Heathrow Airport	4.6 miles



Brentford (British Mainline)	0.6 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.4 miles
Gunnersbury (District / Overground)	1.9 miles

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The Property

Brentford Lock West is an exciting new development, by the award-winning developer, Waterside Places.

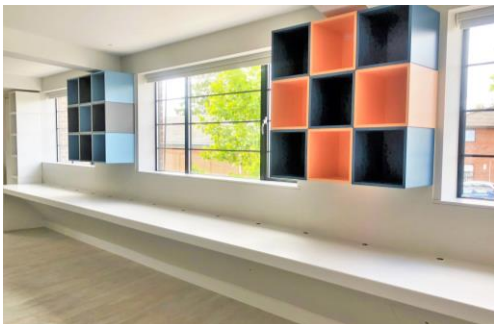
The scheme extends over circa 11 acres at Commerce Road, near the River Thames. Unit 4 comprise commercial space fronting Commerce Road, with a private residential housing above.

The office accommodation is arranged over ground and first floors, accessed via a ground floor reception. The available office space on the first floor is fitted to a good specification and the ground floor is presented as a large furnished meeting room.

Accommodation

The building comprises the following approximate gross internal floor areas:-

Floor	Area sq. ft.	Area sq. m.
Ground	833	77.4
First	727	67.5
Total	1,560	144.9



Amenities

- Furniture
- Air conditioning via wall mounted units
- Perimeter trucking
- Wood effect flooring
- Spot lighting
- Kitchenette
- Separate male & female WCs
- Kitchen area (ground + first floor)

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Long Leasehold Sale

250 year lease from 1st September 2008 at a peppercorn rental if demanded –
New Revised Guide Price: **£550,000 + VAT**

Leasehold

A new FRI lease is available for a term to be agreed at a rent of **£19.50 per sq. ft.**

Rates

To be confirmed.

Service Charge

Estimated at approximately £0.90 psf. to include provision of building insurance, communal CCTV, Estate Manager, etc.

EPC

B (38)

Use

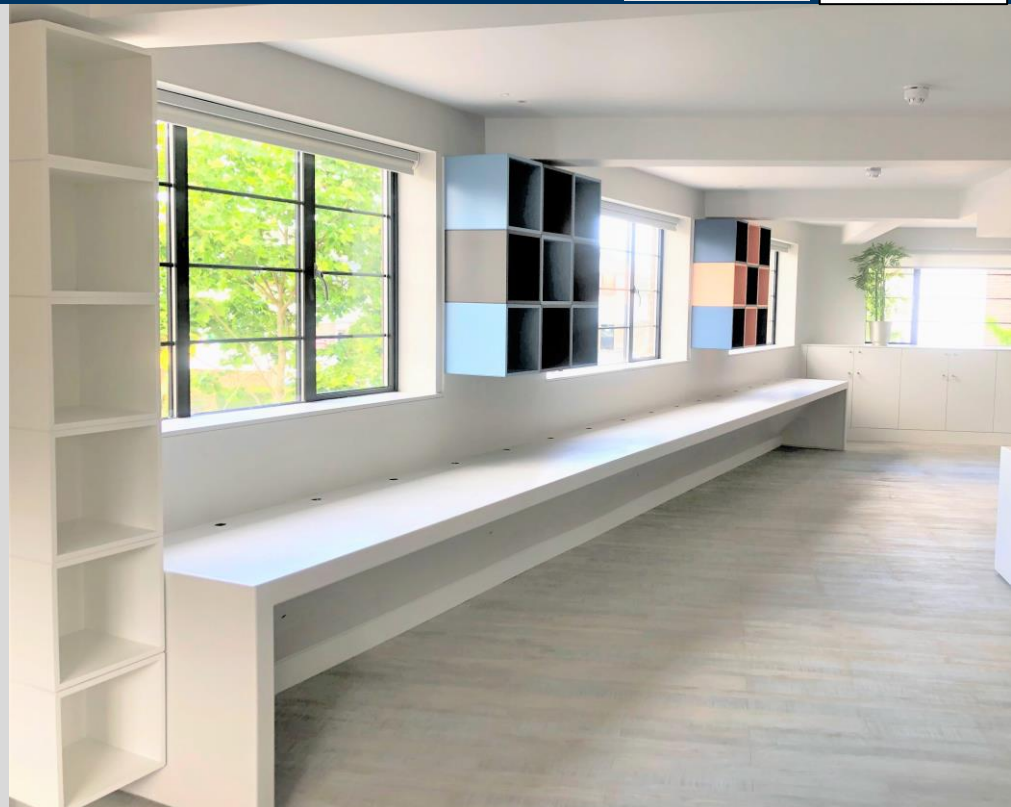
A3, A4, D1, D2 & B1 purposes.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.



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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