

# TO LET

233.3 SQ. M (2511 SQ. FT) APPROX.

**58 - 59 HIGH STREET, BRENTFORD TW8 0AH**

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
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# 58 - 59 HIGH STREET, BRENTFORD TW8 0AH

## LOCATION

The property is located in West London's Brentford High Street in a prime location surrounded by "The Brentford Re-Generation Project", led by Ballymore Developments. The plan is re-connecting the high street and waterfront, creating a new residential quarter of approximately 875 new homes with a vibrant dining, entertainment, leisure and retail centre.

Brentford railway station is approximately half a mile and Gunnersbury underground, serving the District Line, is approximately 1.5 miles. A number of bus routes also serve the high street.

## DESCRIPTION

The property comprises a self contained three storey building previously occupied by the Local Authority as council offices.

The property requires full refurbishment but benefits from a passenger lift to all floors, DDA compliant WC on the ground floor and 3 further WC's on the first floor. There is also a kitchen area on the ground floor and access to an enclosed private garden.

The property could be suitable for a variety of uses within Class E.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	87.6	943
First Floor	65.5	705
Second Floor	80.2	863
<b>TOTAL</b>	<b>233.3</b>	<b>2511</b>

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

## TENURE

Available on an new lease for a term by arrangement.

Incentives available for a tenant to complete a fit out for their required use, subject to all other terms, a full schedule of works and fit out drawings to be provided in order to obtain landlords consent.

## RENT

£65,000 per annum exclusive.

## BUSINESS RATES

Ground Floor  
2023 Rateable Value : £19,250

First and Second Floors  
2023 Rateable Value: £26,000

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

## ENERGY PERFORMANCE RATING

To be confirmed.

## 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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