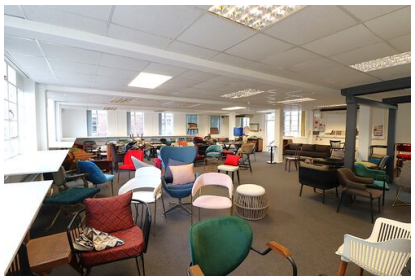
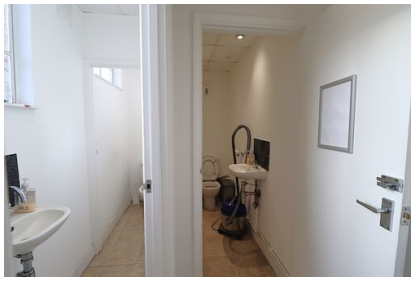
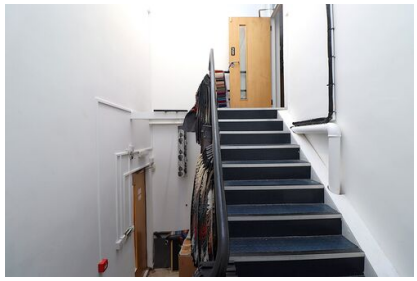
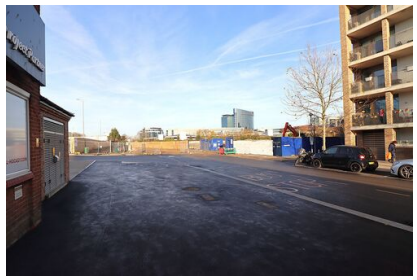
Kingworths
ESTATE AGENTS









Unit E, 30 Commerce Road, Brentford, TW8 8LE

£ 28,000 Per Annum

Brentford | E Class Unit | 30 Commerce Rd

Highlight Features

- ✓ 2 Parking Spaces
- ✓ Available From July 2027
- ✓ E Class Use
- ✓ New FRI Lease
- ✓ No Premium
- ✓ Rarely Available Location

Description

First floor commercial unit to let in a sought-after Industrial Estate in Brentford, suitable for a variety of uses within E class order. Current occupant is a furniture retailer and have moved due to growth and need for larger premises. This property consists of first floor area, kitchen, WCs and plenty of storage space. Further benefits include two parking spaces and easy access for deliveries, loading and unloading.

Location:

Situated on Commerce Road in Brentford this unit is within short drive to A4 and M4. Local area has great transport links for easy road access to Central London and surrounding areas. Brentford mainline station is within 10 minutes' walk.

Accommodation:

First floor unit with two WCs and kitchen area: 142 sq m / 1,528 sq ft.

Terms:

Available from July 2027 by a way of a new Fully Repairing and Insuring lease at an annual rent of £28,000 + Vat.

Usage:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Hounslow council.

Business rates:
Applicants are advised to make their own enquiries with London Borough of Hounslow council.

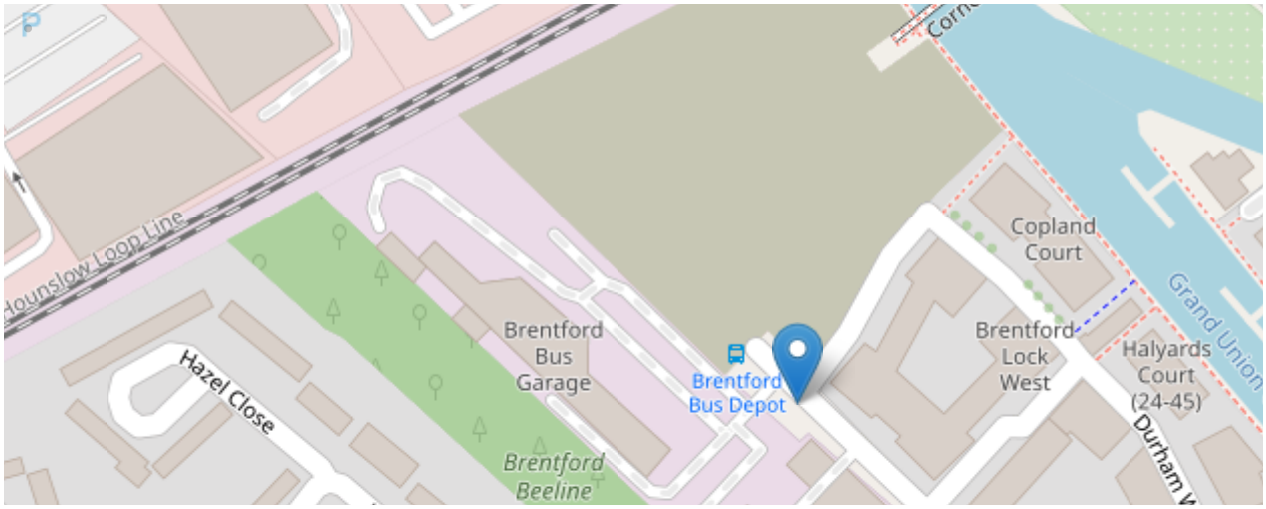
Value Added Tax:
Vat is applicable on the rent.

EPC:
Energy performance rating is E (118).

Legal Costs:
Each party to bear their own legal costs incurred in this transaction.

Viewings:
Strictly by an appointment via sole agent Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths
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Tel: 020 8226 0141
Email: info@kingworths.com