



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

£ 22,000 Per Annum

Highlight Features

- ✓ 2 Parking Spaces
- ✓ Available Now
- ✓ E Class Use
- ✓ Lease Assignment
- ✓ No Premium
- ✓ Rarely Available Location

Description

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: 139 sq m / 1,502 sq ft.

Terms:

Available by a way of an assignment of Fully Repairing and Insuring lease at an annual rent of £22,000 + Vat. Current lease is for five years from 2022.

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).

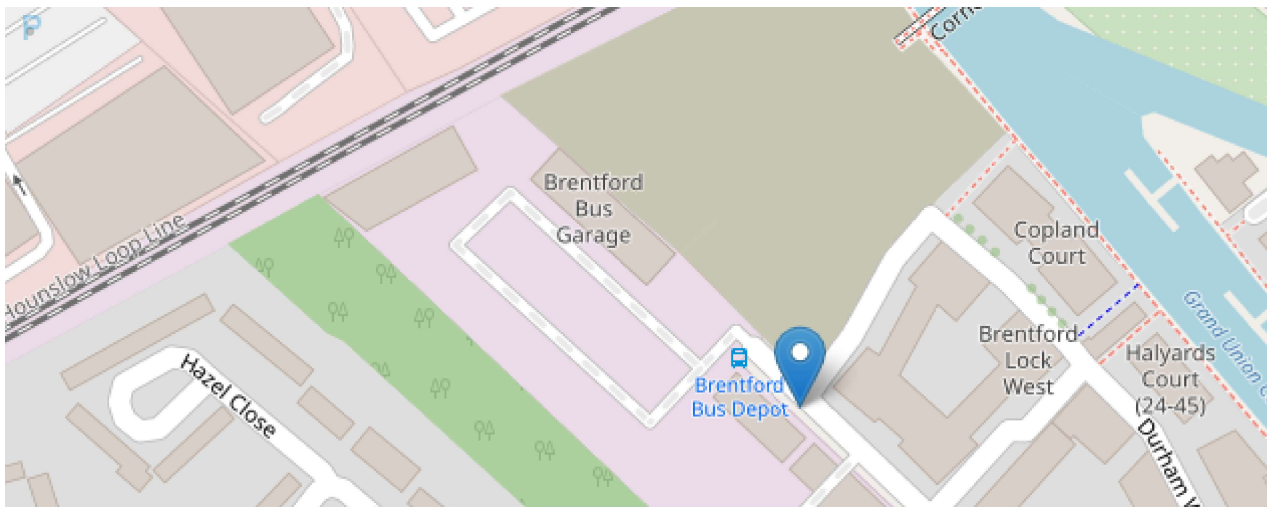
Legal Costs:

Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord reasonable legal fees.

Viewings:

Strictly by an appointment via Kingworths.

Map



Interested In This Property?

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

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: info@kingworths.com