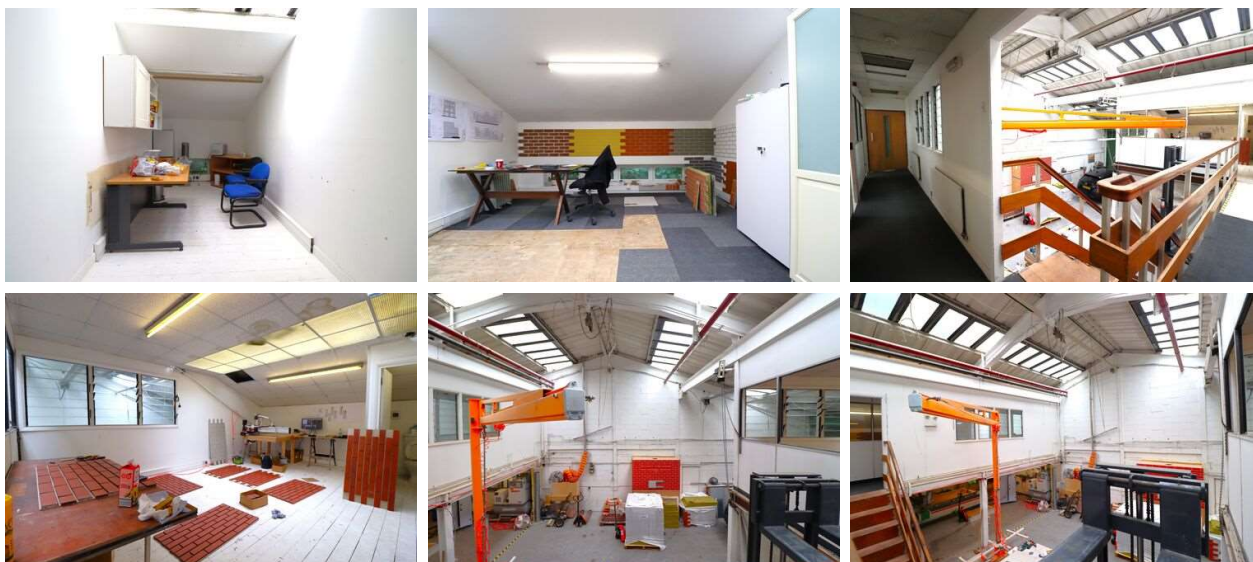


TO LET





## Unit 10, Churchill House, 114 Windmill Road, TW8 9NA

🏠 / Commercial / Commercial Property to Let /

£ 35,000 Per Annum

🌐 Brentford

🏠 Light Industrial  
Unit

📌 LIU10

### Highlight Features

- ✓ 2 Parking Spaces
- ✓ 24 Hour Access
- ✓ Available Now
- ✓ Flexible Terms
- ✓ Great Transport Links
- ✓ Ground & First Floors

# Description

Well maintained industrial unit with offices to let in a sought-after Industrial Estate in Brentford. This property consists of ground floor partitioned spaces and first floor where it leads to 3 offices and a large workspace. Further benefits include 2 x WCs / Washrooms, kitchenette, 2 x parking spaces easy access for deliveries, loading and unloading.

## **Location:**

Situated off Windmill Road in Brentford this unit is strategically located just off the A4 and within short drive to M4. Local area has great transport links for easy road access to Central London and surrounding areas. Brentford mainline station is within 7 minutes' walk and Northfields underground station is within 5 minutes' drive.

## **Accommodation:**

Ground Floor 164 sq m / 1,765 sq ft

First Floor 77 sq m / 825 sq ft

Total 241 sq m / 2,590 sq ft

## **Terms:**

Available by a way of a new let for a term to be negotiated at an annual rent of £35,000 with mutual 3 months' break clause option. 3 months rent deposit will be required.

## **Usage:**

We believe the premises fall under Class B2 / B8 of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Ealing council.

## **Business rates:**

Applicants are advised to make their own enquiries with London Borough of Ealing council.

## **Value Added Tax:**

Vat is applicable on the rent.

## **EPC:**

Energy performance rating: E (111)

## **Legal Costs:**

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

### 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](mailto:info@kingworths.com)