

Unit 7, Brentford Business Centre, 14 Commerce Rd, TW8
8LG

£ 14,400 Per Annum

Highlight Features

- ✓ 24 Hour Access
- ✓ Available Now
- ✓ Easy Access for Deliveries
- ✓ First Floor Unit
- ✓ Great Transport Links
- ✓ Parking - 2 cars (Additional Cost)

Description

First floor commercial unit to let in a sought-after Industrial Estate in Brentford, suitable for a variety of uses within B2 class order. This property consists of partitioned main floor area plus two separate offices, kitchenette, WC and plenty of storage space. Further benefits include two parking spaces (at an additional cost) 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 12 minutes' walk.

Accommodation:

First floor unit with two offices, WC and kitchenette: 69 sq m / 742 sq ft.

Terms:

Available by a way of a new Full Repairing and Insuring Lease at an annual rent of £14,400. Further financial commitment include £350 per month towards usual bills (gas, electricity, water, management fees) and building insurance, 6 months rent deposit and one months rent in advance.

Usage:

We believe the premises fall under Class E (previously B1) and B2 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 not applicable on the rent.

EPC:

Energy performance rating is C (68).

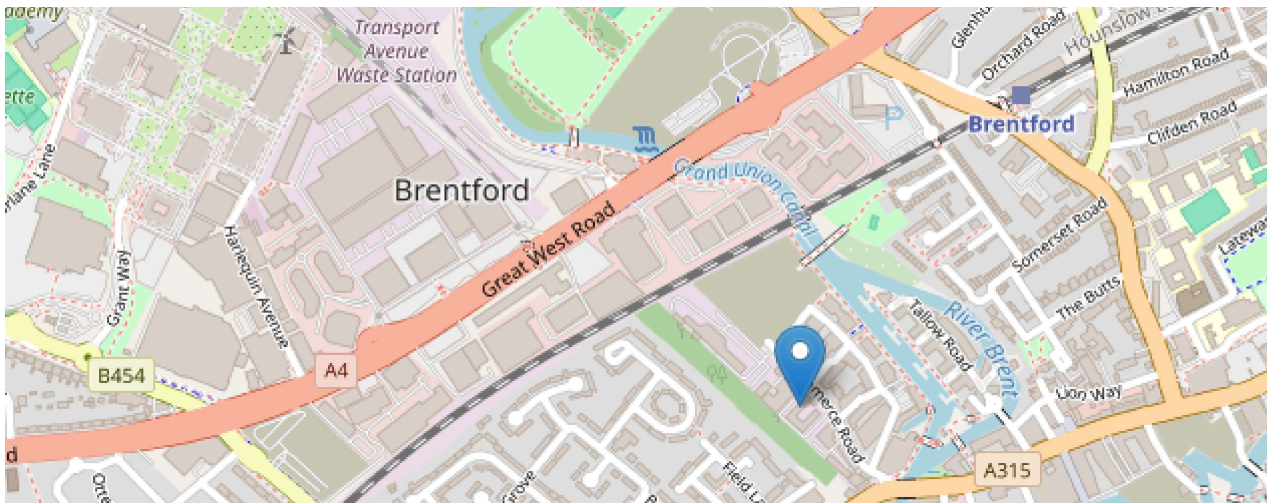
Legal Costs:

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

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

Tel: 020 8226 0141

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