




Unit Cc-04, Ferry Quays, Ferry Lane, Brentford, TW8 0AT

£ 230,000

 Brentford

 E Class Unit

 Cc-04 Ferry Lane

# Highlight Features

- ✓ Double Fronted Unit
- ✓ E Class Use
- ✓ Easy Access for Deliveries
- ✓ Long Leasehold
- ✓ Newly Renovated
- ✓ On Site Concierge

## Description

Newly refurbished double fronted commercial unit for sale, suitable for a variety of uses within E Class order in a sought after location in Brentford. The property consists of ground floor partitioned spaces, WC and plenty of storage space. Brentford is currently in a middle of a major regeneration project by Ballymore including a redevelopment of 4.79 hectares waterside site, delivering residential, retail, employment, community and leisure uses.

### **Location:**

The premises are located in Ferry Lane, Brentford, TW8. Situated within a 10-minute walk from Brentford mainline station which provides a fast access into central London. Local area has a whole host of retail businesses, cafes, various bus routes, restaurants as well as being within stones throw away from river Thames.

### **Terms:**

Available by a way of a long leasehold (125 years from 01.01.2001) with vacant possession. Service charges include water supply and building insurance.

### **Accommodation:**

Ground floor double fronted unit: 84 sq m | 904 sq ft.

### **Usage:**

We believe the premises fall under Class E (previously known as A1 / A2) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Hounslow Council.

### **Business rates:**

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

**Value added tax:**

This property has not been elected for Vat.

**EPC:**

This unit has an energy performance rating of C (64).

**Legal Costs:**

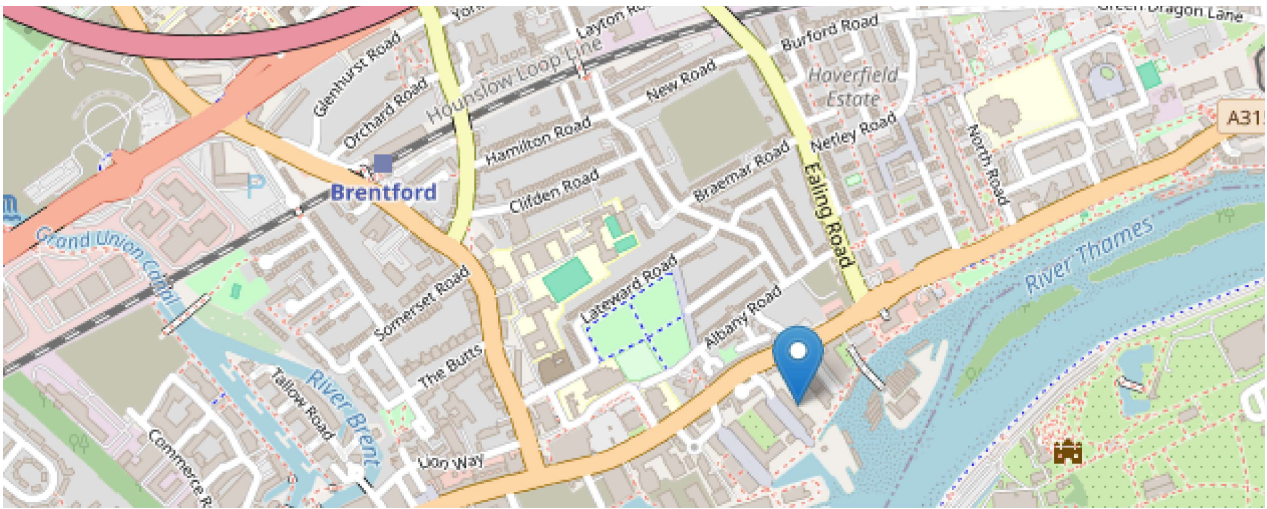
Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via Kingworths.

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## 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)