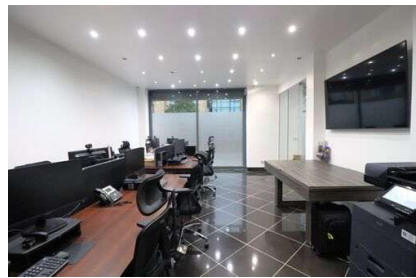
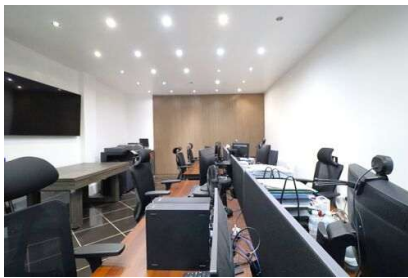
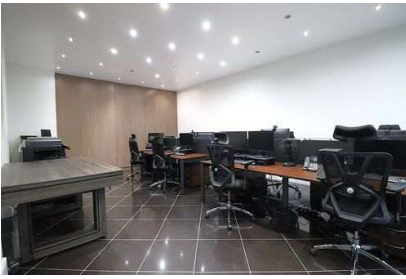




BENTLEY STERLING & CO
SOLICITORS

www.bentleysterling.co.uk





Ferry Quays, 6 Ferry Lane, Brentford, TW8 0BP

£ 240,000

 Brentford

 Commercial Unit

 6FR

Highlight Features

- ✓ Available Now
- ✓ Concierge
- ✓ Double Fronted Unit
- ✓ E Class Use
- ✓ Great Transport Links
- ✓ Stunning Interior

Description

Stunning, well maintained, double fronted commercial unit for sale in Brentford, suitable for a variety of uses within E Class order. Currently being operated as a solicitor's office. The property consists of ground floor partitioned spaces, conference room, WC, kitchen 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 is 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 stone's throw away from river Thames.

Terms:

Available by a way of a long leasehold, (125 years from 2001) 100 years remaining with vacant possession. Service charge includes water supply.

Accommodation:

Ground floor: 80 Sq M / 861 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 been elected for VAT.

EPC:

This property has an energy performance rating of C.

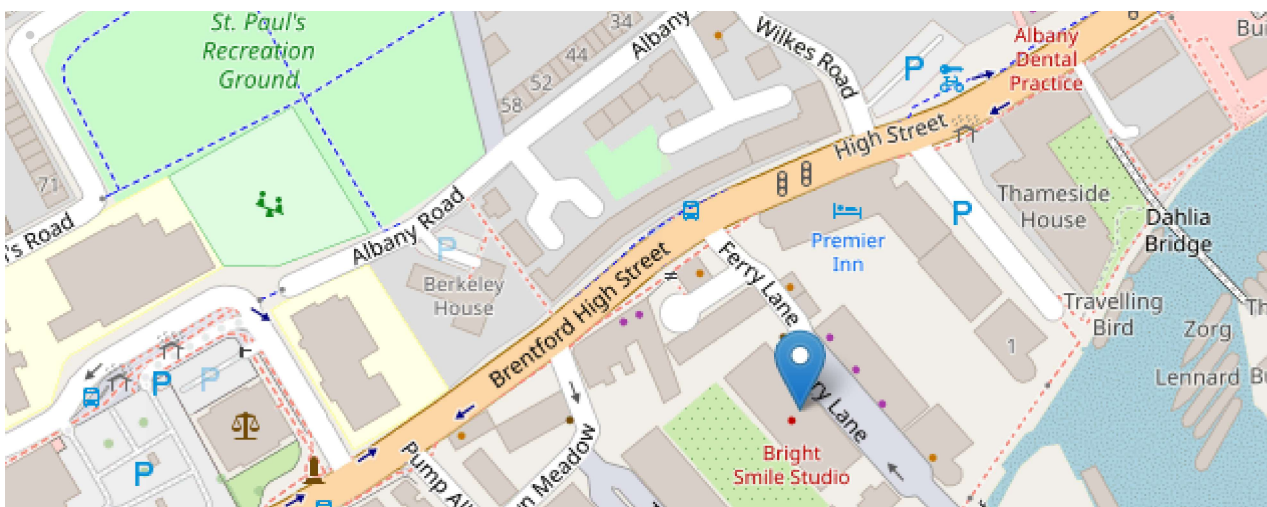
Legal Costs:

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

Viewings:

Strictly by an appointment via sole agent Kingworths.

Map

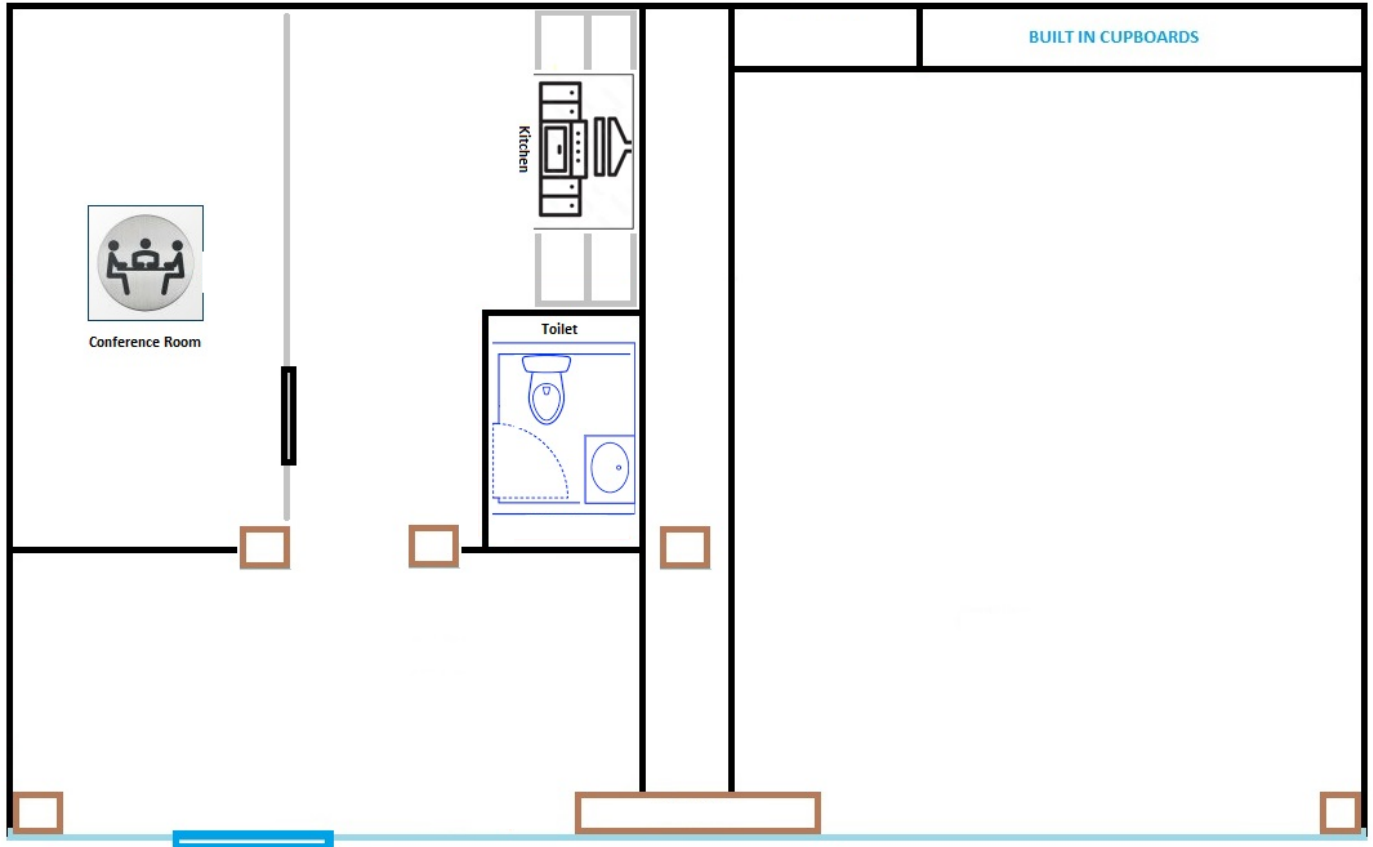


Interested In This Property?

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
Email: info@kingworths.com

Floor Plan



Ground floor: 80 sq m | 861 sq ft