



commercial property consultants

TO LET

RIVERSIDE TIMBER MERCHANT & WAREHOUSE,
HAM WHARF, THE HAM, BRENTFORD TW8 8EZ



642M² (6,921FT²)

LARGE WAREHOUSE AND STORE

RETAIL UNIT WITH ASSOCIATED OFFICE AND STAFF FACILITIES

HARDSTANDING CENTRAL FORECOURT

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Frasers is situated in The Ham, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant, within the London Borough of Hounslow. Brentford High Street offers a range of local amenities to include cafes, Morrison's supermarket and various public houses situated approximately 0.7km (0.5 miles) east of the subject property. This property benefits from being in close proximity to the River Thames and Grand Union Canal and enjoys access to public open space including Syon Park, Boston Manor Park, Gunnersbury Park, Osterley Park and Royal Botanical Gardens, Kew all within 4 km (2.5 miles) of the property.

DESCRIPTION

The property has a steel trussed roof, with solid brick walls and a solid floor. A mezzanine floor has been installed, providing some rudimentary office/staff/storeroom accommodation. There is a covered yard area and some parking for cars to the rear of the building. The property is in need of modernisation and upgrading.

ACCOMMODATION

The property consists of a retail unit and associated office and staff facilities. A central forecourt of hard standing for deliveries and parking and a large warehouse and store. In total the property measures approximately 6,921 sqft / 642 sqm.

QUOTING TERMS

The quoting rent is £120,000 per annum exclusive.

BUSINESS RATES

The property is assessed for business rates with the current assessment being 63,000rv.

Enquiries should be made directly to the local billing authority.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

USE

The site has a planning restriction requiring it to operate solely as a timber merchant.

The property may be suitable for alternative uses, on a subject to planning basis.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

FURTHER INFORMATION

Strictly through prior arrangement with the agents:

Ralph Wells
T: 01793 232658/ 07957 739858
E: ralph@wbmproperty.co.uk

11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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