

# TO LET



**Units 9 & 14, Brook Lane Business Centre, Brentford, TW8 0PP**  
**Industrial / Warehouse Units of – 1,116 & 937 sq ft (103.7 & 87 sq m)**



## Key Features

- Central location, 0.3 miles from M4/A4
- Established industrial estate
- Recently Refurbished
- 0.3 Miles from Brentford station

# Location

The property is situated to the East side of Brook Lane North, to the north of its junction with Hamilton Road and New Road.

Ealing Road (B455) provides access North linking with the A4 and M4. The A4 provides access east towards Central London whilst the M4 provides access west towards the M25 and Reading.

The property is located 300m east of Brentford station which runs South Westerly railway services to a variety of locations including London Waterloo (35 mins), Staines and Weybridge. In addition to this the area is served by several bus routes. Brentford is located within the London borough of Hounslow. It is located 1.5 miles to the west of Chiswick, 8.5 miles to the west of central London and 1.75 miles to the North of Richmond.



Estate Road

# Description

There are only two units left available at Brook Lane following recent lettings of Units 3, 6 & 10. Each is a mid-terrace lock up with a single concertina loading door, fitted WC and a first floor mezzanine area that can be used as office or storage space.

Each unit has 2 demised car parking spaces although more may be available subject to availability. Unit 9 has recently been fully refurbished and is available to occupy immediately. Unit 14 is due to be refurbished.

# Accommodation

|                        | Sq Ft        | Sq M         |
|------------------------|--------------|--------------|
| Unit 9 – Ground Floor  | 1,116        | 87.1         |
| Unit 9 – Mezzanine     | 179          | 16.6         |
| <b>TOTAL</b>           | <b>1,116</b> | <b>103.7</b> |
| Unit 14 – Ground Floor | 517          | 48.0         |
| Unit 14 – Mezzanine    | 420          | 39.0         |
| <b>TOTAL</b>           | <b>937</b>   | <b>87.0</b>  |

All areas are approximate gross internal.

# Terms

New effective FRI lease on terms to be agreed. Quoting rent available on request.

# EPC

Available upon request.

# Rates

Unit 9: RV £15,500 (2023)

Unit 14: RV £11,500 (2023)

All interested parties should make enquires at Hounslow Borough Council.

# Legal Costs

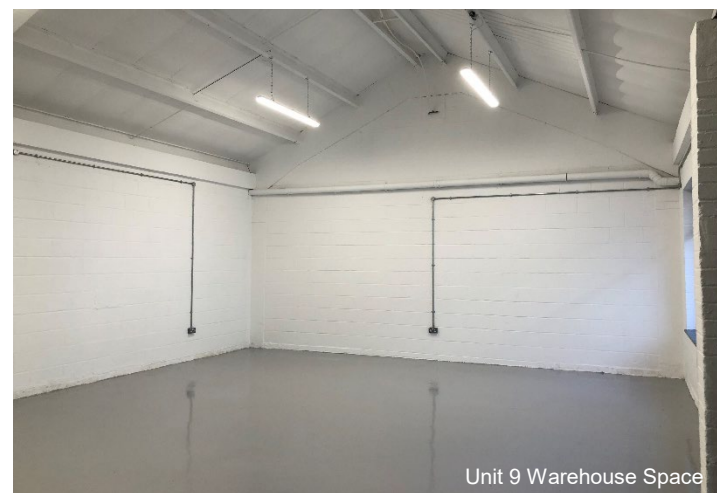
Each party to bear their own legal costs.

# VAT

All pricing is subject to VAT.



Unit 9 Warehouse Space



Unit 9 Warehouse Space

# Contact

For further information, or to arrange a viewing, please contact Knight Frank or the joint agents:



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## SUBJECT TO CONTRACT

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Particulars dated June 2024. Photographs dated January 2023.

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