

TO LET

Units 2-4 Great West Trading Estate, Great West Road,
Brentford TW8 9DN

20,451 - 69,729 sq ft (1,900 – 6,478sq m)



Key Features

- Functional & economic warehousing, storage and ancillary office space
- 24-hour estate security
- Easy access to A4
- 3 Electric level loading doors
- Warehouse lighting
- Canopied loading

Description

Units 2, 3 and 4 comprise:

- Terraced warehouse units
- Can be taken individually or whole
- Three phase power
- Canopied loading
- Unit 2 eaves height: 3.7 m
- Unit 3 & 4 eaves height: 6.0m
- Secure onsite parking
- 24h on site security
- Units to be refurbished

Accommodation

Approx GIA	Sq Ft	Sq M
Unit 2		
Warehouse	18,837	1,750
Office	8,653	804
TOTAL	27,491	2,254

Approx GIA	Sq Ft	Sq M
Unit 3		
Warehouse	16,242	1,509
Office	4,207	391
TOTAL	20,451	1,900

Approx GIA	Sq Ft	Sq M
Unit 4		
Warehouse	15,823	1,470
Office	5,962	554
TOTAL	21,786	2,024

Approx GIA	Sq Ft	Sq M
COMBINED TOTAL	69,729	6,478





Location

The Great West Trading Estate is located on the south side of the Great West Road (A4) in Brentford. The property is within the section known as 'The Golden Mile', on account of the quality occupiers located along this stretch of the A4.

Nearby occupiers include: Sky, GXO, Rentokil, Wolsey, BSS, Virgin Media amongst others. London Heathrow is approximately 8 miles to the West.

Brentford Mainline station is 10 minutes walking distance from the estate and connects to London Waterloo in 30 mins. Boston Manor on the Piccadilly Line is the nearest London underground station.

Terms

The units are available individually or combined on new full repairing & insuring leases on terms to be agreed. Quoting rents available on request.

Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

Rates

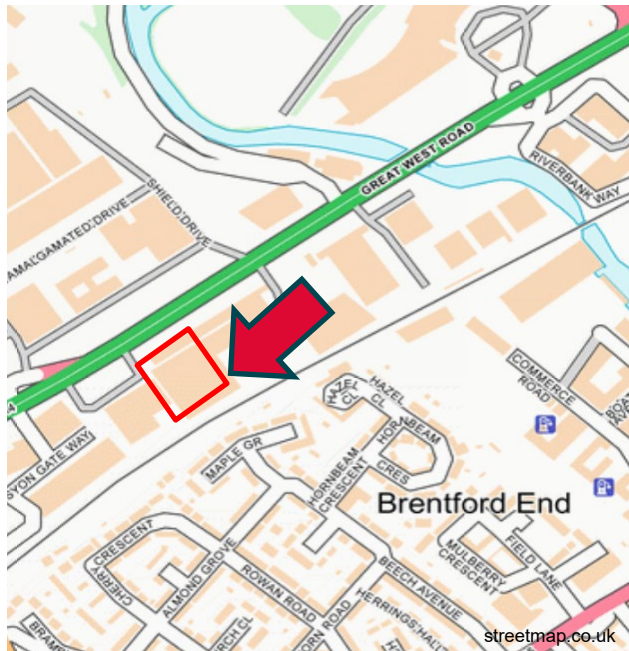
The units have a combined rateable value (2023) of: Unit 2, 3 & 4: £500,000
Interested parties should make enquiries with London Borough of Hounslow.

Legal Costs

Each party to bear their own legal costs.

EPC

Unit 2 – D Unit 3 – D Unit 4 – D



Contact

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents:



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SUBJECT TO CONTRACT

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