TO LET / MAY SELL - AIR-CONDITIONED GROUND FLOOR OFFICE LOCATED WITHIN SCENIC KEW BRIDGE DEVELOPMENT

WHITMAN & CO. COMMERCIAL

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020 8400 9000
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Unit 2 Kew Bridge Piazza

Kew Bridge Road, Brentford, London, TW8 0FJ

625 sq. ft.
(58.1 sq. m.)



Location

The Kew Bridge development is situated fronting Kew Bridge Road to the north and the River Thames to the South, next to Kew Bridge. Brentford is mid-way between Central London and Heathrow Airport, each approximately 6-8 miles distant, within the London Borough of Hounslow.

This site benefits from being in close proximity to the River Thames, and enjoys access to public open space including nearby Royal Botanical Gardens at Kew, Gunnersbury Park and the River Thames towpath. Local amenities within the immediate vicinity include:

Sainsbury's Local

COSTA COFFEE SINCE 1971

FULLER'S ONE OVER THE AIT

THE EXPRESS TAVERN Ale & Cider House

PREMIUM COFFEE The Roastery KEW BRIDGE

THE STRAND CAFE & RESTAURANT

To the west, Brentford High Street offers a range of local amenities to include cafes, Morrison's supermarket, various restaurants and public houses situated approximately 0.6miles from the subject property, together with Ballymore's new town centre redevelopment known as 'The Brentford Project'.

This site has frontage onto the A315 Kew Bridge Road, which provides nearby direct access to the Chiswick roundabout, A4 (Great West Road), A406 North Circular Road and A205 South Circular Road, plus the M4 (junction 1). The M25 (junction 15) is approximately 8 miles away.

Kew Bridge Rail Station is located directly opposite the site and the nearest underground station is Gunnersbury (Overground / District Line), which is approximately 15 minutes' walk. There are also various bus routes available from High Street, and Kew Bridge.

1	A4 / M4 Motorway (Junction 2)	0.7 miles
2	Central London	7.8 miles
3	Brentford Community Football Stadium	0.3 miles
4	Kew Bridge Station (British Mainline)	0.1 miles
5	Unit 2 Kew Bridge Piazza	-
6	Kew Retail Park / National Archives	0.9 miles
7	Kew Green	0.3 miles
8	Royal Botanical Gardens Kew	0.8 miles
9	Richmond Park	2.9 miles
10	Richmond Town Centre	1.0 miles
11	Brentford Town Centre	0.5 miles
12	Syon House & Hilton Hotel	1.5 miles
13	Twickenham Stadium	3.9 miles
14	Brentford Station (British Mainline)	1.1 miles
15	Syon Lane Station (British Mainline)	1.8 miles
16	A4 Great West Road, 'The Golden Mile'	0.4 miles
17	Osterley Station (Piccadilly Line)	3.0 miles
18	Heathrow Airport	6.3 miles
19	M25 – Heathrow	11.2 miles
20	Boston Manor Station (Piccadilly Line)	2.2 miles

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The Property

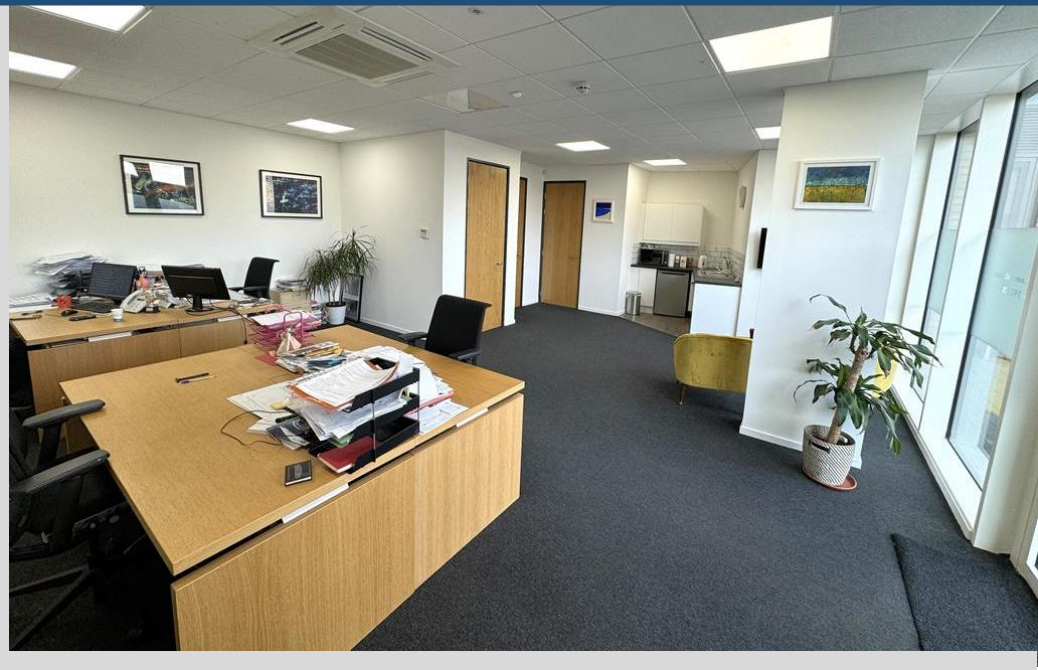
Unit 2 comprises a ground floor open plan air-conditioned office, within a high-quality waterside development. The property is carpeted throughout, LED panel and spot lighting, fitted kitchenette with integrated appliances, partitioned storage room and 1 x WC.

The available space benefits from signage opportunity fronting Kew Bridge Road and is available part-furnished.

Accommodation

The approximate Gross Internal Floor area is set out below:

Floor	Sq. Ft.	Sq. M.
Ground	625	58.1





Amenities

- Available part-furnished
- Air-conditioning
- LED panel & spot lighting
- Raised flooring
- Carpeting throughout
- Partitioned storage room
- Kitchenette & WC
- EPC rating: B (33)
- Double glazed windows



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Leasehold

A new FRI lease is available for a term to be agreed.

A stepped rent is offered as follows:

Year 1: £15,000 pa.
Year 2: £16,000 pa.
Year 3: £17,000 pa.
Year 4: £17,000 pa.
Year 5: £17,000 pa.

Long Leasehold

The residue of our clients 999 year lease is available to purchase on a 'virtual freehold' basis.

Guide Price: **Offers in Excess of £300,000 + VAT**

Business Rates

According to the Valuation Office Agency, the rateable value for the property is £23,000.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

A service charge of approximately £1,678.60 + VAT per annum is payable in relation to the maintenance of the common areas of the estate.

VAT

We have been advised that VAT is applicable.



EPC

Rating: B (33)

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with joint sole agents Vokins and Whitman & Co Commercial.

Misrepresentation Act 1967
Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. May 2026.

Anti Money Laundering Legislation
In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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