

TO LET – SELF CONTAINED WAREHOUSE & PREMISES



**Concept House, 40 Brook Lane North
Brentford, London, TW8 0QW**

**6,555 SQ. FT.
(609.0 SQ. M.)**

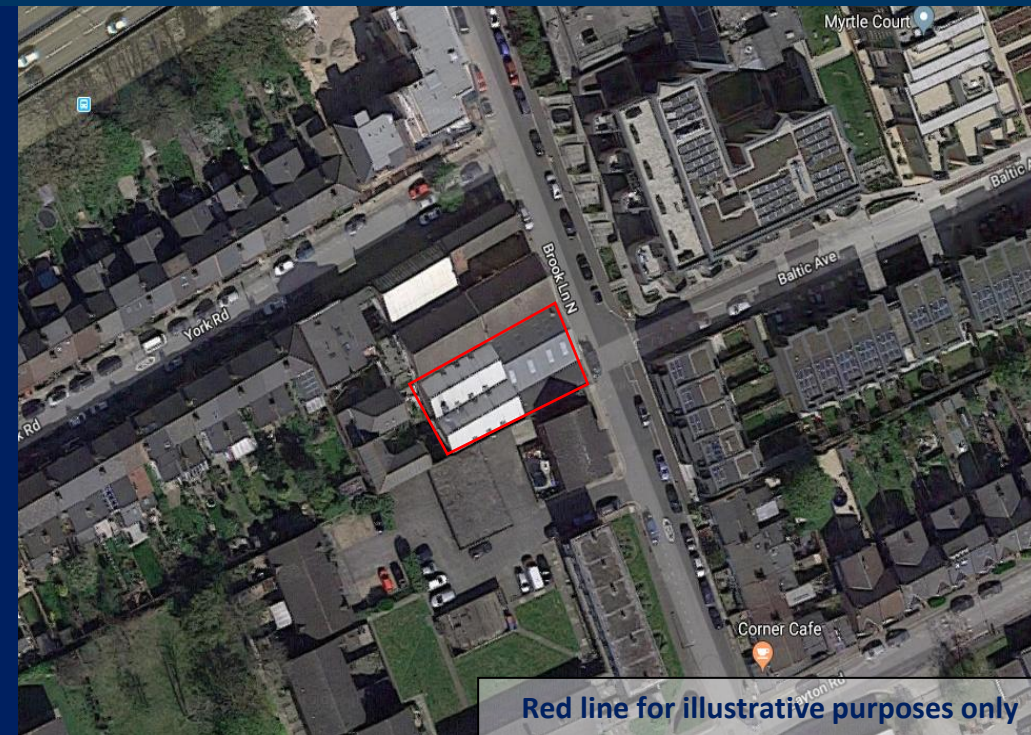
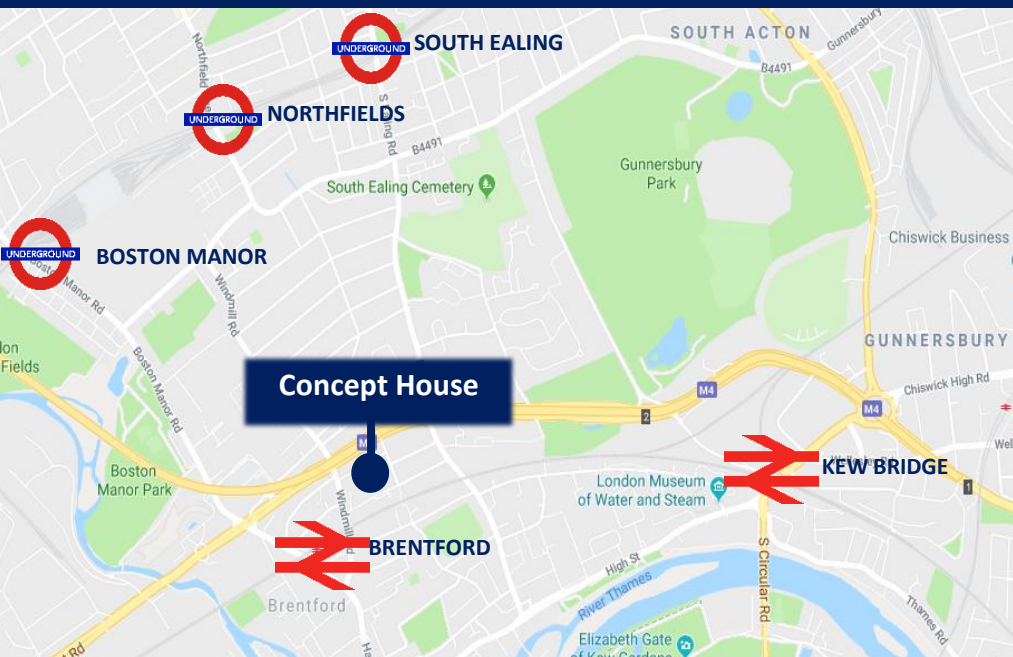
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Location

The property is situated on Brook Lane North off the south side of Great West Road (A4) close to the elevated section of the M4, approximately 1.2 miles from Chiswick Roundabout, which adjoins the North Circular (A406) and South Circular (A205). Brentford High Street is approximately ½ mile distant, where occupiers include Gails Bakery, Sam's Brasserie, Rottura, Morrisons and Everyman Cinema.

Brentford British Mainline Rail Station is approximately a 6-minute walk from the property. Northfields station (Piccadilly Line) is the nearest London underground station, which is approximately 4 minutes' drive from the property.

Central London is approximately 9 miles to the east, and Heathrow Airport approximately 7 miles to the west



Red line for illustrative purposes only



Brentford High Street	0.5 miles
Chiswick Roundabout	1.2 miles
M4 – Junction 2	1.3 miles
Heathrow Airport	6.6 miles



Brentford (British Mainline)	0.3 miles
Northfields (Piccadilly Line)	0.9 miles
South Ealing (Piccadilly Line)	0.9 miles
Boston Manor (Piccadilly Line)	1.1 miles

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The Property

The property comprises a two-storey self-contained commerical premises, with a single roller shutter loading door, separate pedestrian entrance, offices and three phase power.

Accommodation

The property comprises the following approximate Gross Internal Accommodation:

Area	Sq. Ft. (GIA)	Sq. M. (GIA)
Ground Floor	4,510	419.0
First Floor	2,045	190.0
TOTAL	6,555	609.0



***Historic photo – taken when unit was last marketed in 2018**



***Historic photo – taken when unit was last marketed in 2018**

Amenities

The properties benefit from the following amenities:

- Electric roller shutter loading door
- Separate pedestrian access
- Three phase power
- First floor offices / storage
- Mixture of strip, spot and halogen lighting
- WCs
- Kitchen
- Goods lift

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Leasehold

A new Fully Repairing and Insuring lease (FRI) is available for a term to be agreed.

Quoting Rent: **£120,000** per annum exclusive. (**£18.31 psf.**)

Business Rates

According to the Valuation Office Agency, the rateable value of the property is £48,750.

Transitional adjustments may apply – All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority, before acting upon this information.

VAT

We understand that VAT is NOT applicable.

EPC

An EPC is to be commissioned.

Further details available from the agents.

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with sole agent Vokins.



***Historic photo – taken when unit was last marketed in 2018**

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. August 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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