

INVESTMENT FOR SALE



10 Market Place

Brentford, TW8 8LB

1,212 SQ FT

238.2 SQ M

Location

The property is located on Market Place, just off Brentford High Street (A315). The property benefits from good transport links, with Brentford Rail Station c. 5-10 minutes' walk away, providing regular trains to London Waterloo and Clapham Junction.

London Underground services are available from Boston Manor Tube Station (Piccadilly Line) and Gunnersbury Station (District Line and Overground), which are both accessible via the local bus network.

The location also has excellent road access, with the nearby A4 / M4 providing fast access to Central London and London Heathrow Airport, as well as the wider motorway network via the M25 and North / South Circular roads.

TRAVEL DISTANCES

 A4 Great West Road	0.7 miles
 M4 Brentford	1.3 miles
 Heathrow Airport	5.3 miles
 Brentford (Mainline)	0.4 miles
 Boston Manor (Piccadilly Line)	1.2 miles
 Gunnersbury (District/Overground)	1.7 miles





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The Property

The property is situated on the ground floor and features an open plan layout with exposed brick wall finishes and includes a separate meeting room / office with oak flooring throughout, pendant style lighting, kitchenette and WC.

Planning permission was granted for a change of use from office (Class E) to one residential unit (Class C3), with potential for further alterations to create two self-contained flats, subject to necessary planning permissions.

AMENITIES

 Oak Flooring

 Kitchenette facilities

 Exposed brick wall finish

 Pendant style lighting

 Electric heaters

 WCs

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor	1,212	112.6
TOTAL	1,212	112.6



Terms

LONG LEASEHOLD

The property is available to purchase upon the residue of a 250-year lease at a peppercorn rent if demanded.

Guide Price: £450,000 (£371.29 psf.)

TENANCY

The property is let to PROTÉGÉ DNA on a 5-year lease from 1st November 2025 until 31st October 2030 at a passing rental of £30,000 pa.

There is a mutual break clause on 31st October 2028 with 6 months prior written notice

BUSINESS RATES

The Rateable Value is £23,000. Transitional adjustments may apply.

EPC

EPC D (77)

VAT

VAT is applicable.



Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however, any intending purchaser or 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. September 2026.

Anti Money Laundering Legislation

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



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