LIGHT INDUSTRIAL / WORKSHOP / WAREHOUSE UNITS WITH UP TO 17 CAR PARKING SPACES CLOSE TO BRENTFORD HIGH STREET

VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk



Units A1 & A2, 30 Commerce Road

Brentford, Greater London, TW8 8LE

14,297 sq. ft.
(1,328.2 sq. m.)



Location

The property is situated on Commerce Road, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant, within the London Borough of Hounslow.

Brentford High Street offers a range of local amenities to include cafes, Morrison's supermarket and various public houses situated approximately 0.7km (0.5miles) east of the subject property.

A number of significant regeneration projects have been completed in recent years and are underway in Brentford. Most notably, Ballymore's town centre regeneration known as 'The Brentford Project' on the South side of the High Street which will include 800 new homes, commercial and retail space linking the High Street with the River Thames / Grand Union Canal. In addition, a new footbridge is being installed over the River Brent canal which will provide quicker pedestrian access to Brentford railway station via a c. 12 minute walk.

The property benefits from being in close proximity to the River Thames and Grand Union Canal and enjoys access to public open space including Syon Park, Boston Manor Park, Gunnersbury Park, Osterley Park and Royal Botanical Gardens, Kew all within 4 km (2.5 miles) of the property.

Commerce Road is directly off the A315, which provides direct access to the Chiswick roundabout, A4 (Great West Road), and M4 (junction 1). The M25 (junction 15) is approximately 8 miles away.

Boston Manor and Osterley underground stations (Piccadilly Line) are the closest, with Brentford British Rail Station providing rail links to Waterloo Station. There is a bus stop situated at the entrance of the site, serviced by the E3 bus which provides services to the surrounding area.

1	A4 / M4 Motorway (Junction 2)	2.0 miles
2	Central London	8.0 miles
3	Brentford Community Football Stadium	1.4 miles
4	Kew Bridge Station (British Mainline)	1.3 miles
5	Kew Bridge	1.4 miles
6	Kew Retail Park / National Archives	2.5 miles
7	Royal Botanical Gardens Kew	1.7 miles
8	Richmond Park	4.5 miles
9	Richmond Town Centre	2.8 miles
10	Brentford High Street	0.2 miles
11	Syon House & Hilton Hotel	0.4 miles
12	Twickenham Stadium	2.5 miles
13	30 Commerce Road, Brentford	-
14	Brentford Station (British Mainline)	0.7 miles
15	Syon Lane Station (British Mainline)	0.7 miles
16	A4 Great West Road, 'The Golden Mile'	0.4 miles
17	Osterley Station (Piccadilly Line)	1.9 miles
18	Heathrow Airport	6.5 miles
19	M25 – Junction X – Heathrow	9.2 miles
20	Boston Manor Station (Piccadilly Line)	1.3 miles

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The Property

The property comprises of a light industrial / storage / warehouse units. Units A1-A2 has offices over ground and first floors, mezzanine accommodation and up to 17 car parking spaces.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Property	Area	Sq. Ft.	Sq. M.
Units A1 & A2	Ground Floor Warehouse	8,128	755.1
	Warehouse (restricted height)	1,267	117.7
	First Floor Offices	2,805	260.6
	Mezzanine	2,097	194.8
	TOTAL	**14,297**	**1,328.2**



Amenities

- Roller shutter loading doors
- Shared loading area
- Ground and first floor offices
- Three phase power
- Up to 17 car parking spaces
- Separate pedestrian entrances
- Strip lighting
- Kitchen and WC facilities
- Minimum eaves 7.3m and maximum eaves of 8.6m

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Leasehold

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

30 Commerce Road	Sq. Ft.	Rent pax.
Units A1 & A2	**14,297**	**£195,000**

Business Rates

According to the Valuation Office website the current rateable value of the property = £128,000.

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.

Estate Charge

A nominal service charge in relation to the common parts of the estate may apply.

Further details available from the agents.

VAT

We have been advised that VAT is applicable.

Energy Performance Certificate

C (71)

Legal Costs

Each party to bear their own legal costs.



Viewing

Strictly through prior arrangement with sole agent Vokins.

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. November 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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