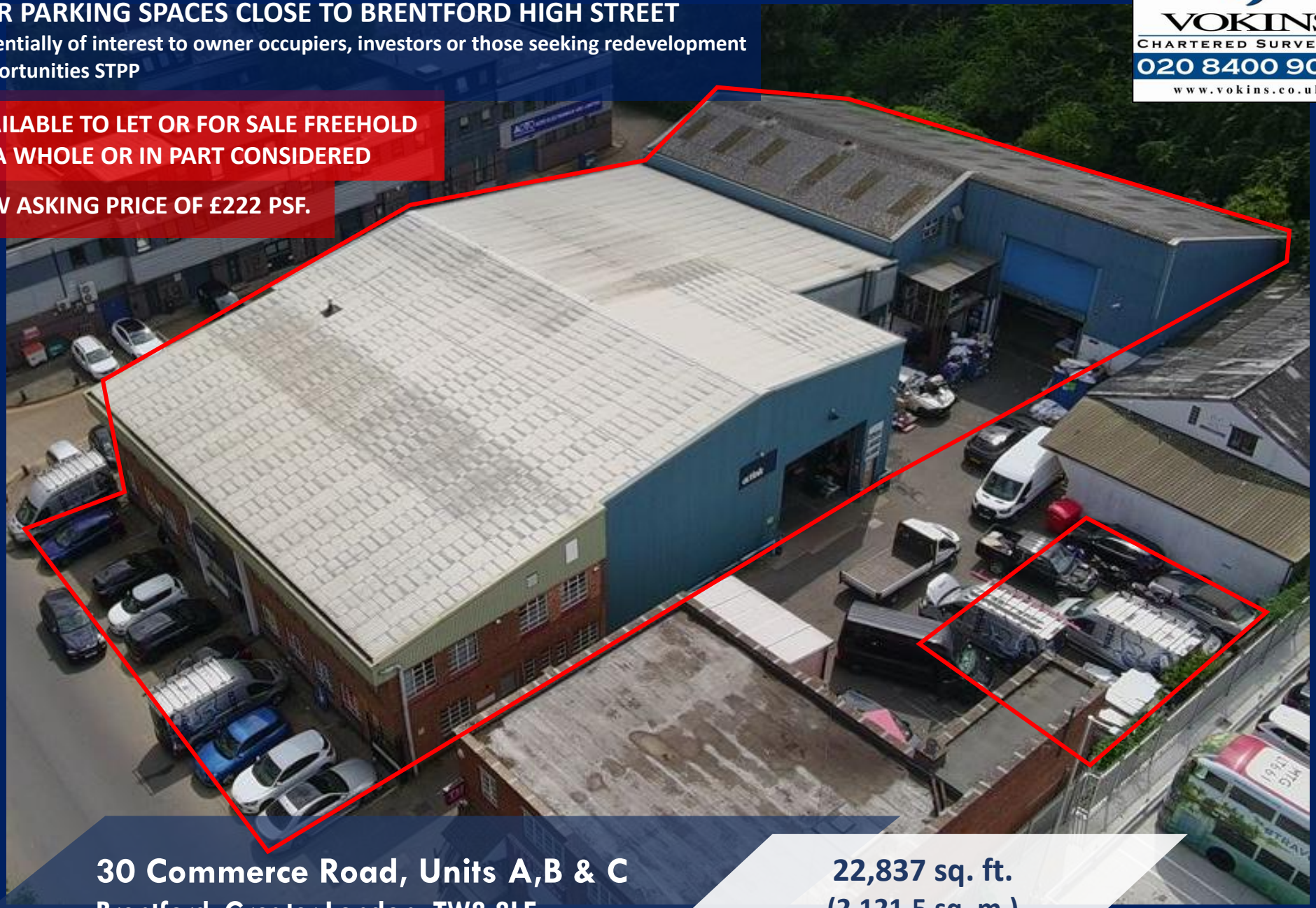
LIGHT INDUSTRIAL / WORKSHOP / WAREHOUSE UNITS WITH 17 CAR PARKING SPACES CLOSE TO BRENTFORD HIGH STREET

Potentially of interest to owner occupiers, investors or those seeking redevelopment opportunities STPP

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

AVAILABLE TO LET OR FOR SALE FREEHOLD AS A WHOLE OR IN PART CONSIDERED

LOW ASKING PRICE OF £222 PSF.



30 Commerce Road, Units A,B & C

Brentford, Greater London, TW8 8LE

22,837 sq. ft.
(2,121.5 sq. m.)

Red line for illustrative purposes only

30 Commerce Road, Units A,B & C, Brentford, Greater London, TW8 8LE

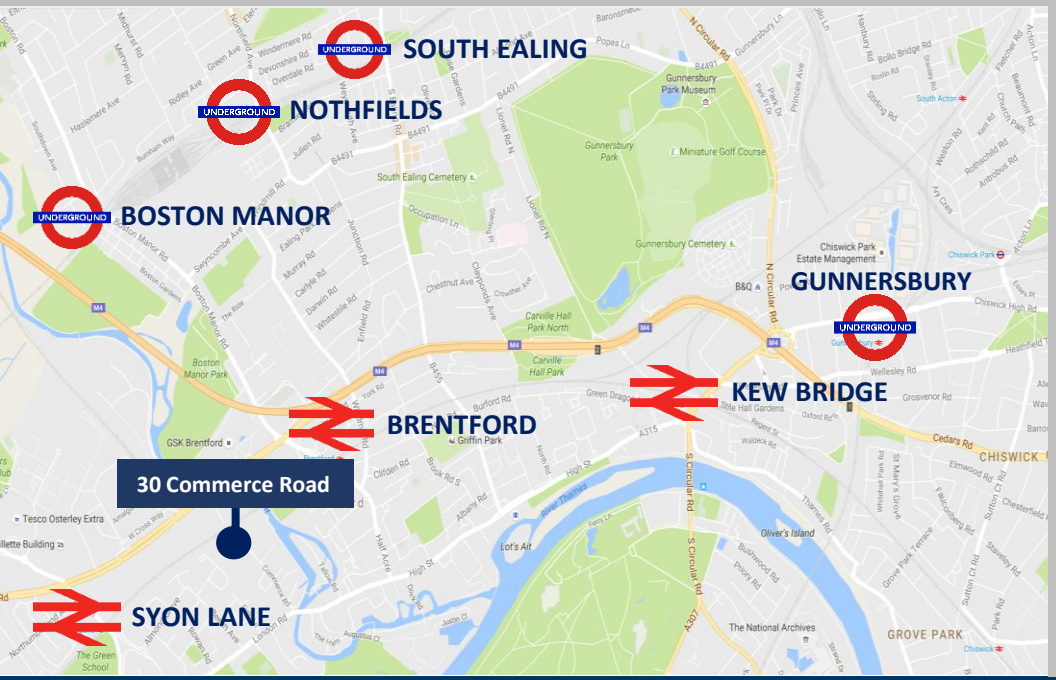
VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk

Location

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

Commerce Road itself 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 and Clapham Junction.





A4 – Great West Road	0.7 miles
M4 – Brentford	1.2 miles
North Circular – Chiswick	1.6 miles
Heathrow Airport	4.6 miles

Brentford (British Mainline)	0.6 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.4 miles
Gunnersbury (District / Overground)	1.9 miles

30 Commerce Road, Units A,B & C, Brentford, Greater London, TW8 8LE

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

The Properties

The properties comprise three light industrial / storage / warehouse units. Units A1-A2 has offices over ground and first floors, mezzanine accommodation and is vacant. Unit B is leased. Unit C is under offer. There are 17 on-site car spaces.

Accommodation

The properties offer the following approximate Gross Internal Accommodation:

Unit	Floor Area (GEA)	Sq. Ft.	Sq. M.
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
	SUBTOTAL	**14,297**	**1,328.2**
B	Ground Floor Warehouse	1,514	140.6
	Mezzanine	223	20.71
	Unit B Total	**1,737**	**161.3**
C	Ground Floor Warehouse	5,538	514.5
	Mezzanine (Untested)	1,265	117.5
	Unit C Total	**6,803**	**632.0**
	GRAND TOTAL	**22,837**	**2,121.5**



Amenities

- Roller shutter loading doors
- Shared loading area
- Ground and first floor offices (Units A1-A2)
- Three phase power
- 17 car parking spaces
- Separate pedestrian entrances
- Strip lighting
- Kitchen and WC facilities
- Minimum eaves 7.3m and maximum eaves of 8.6m

30 Commerce Road, Units A,B & C, Brentford, Greater London, TW8 8LE

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

Quoting Terms

	Unit A1/A2	Unit B	Unit C	TOTAL
Freehold Guide Price	£3,170,000	£600,000	£1,300,000	Offers in excess of **£5,070,000** (OIEO: Five Million Seventy Thousand Pounds).
Leasehold Quoting Rent (FRI lease)	Available £195,000 (pax)	5-year term expiring on 31 December 2029 incorporating Landlord's break clause. Stepped annual rental: Year 1: £25,000, Year 2: £27,500, Years 3 – 5 £30,000 pax	5-year term expiring May 2031 incorporating Landlord and tenant break clause. Annual Rental: £72,500 pax.	**£195,000 (pax)**

Estate Charge

Nominal common parts utilities are reclaimable from estate occupiers. Further details available from the agents.

VAT

We have been advised that VAT is applicable.

Business Rates - Units A1/A2

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

Business Rates - Unit B

According to the Valuation Office Agency, the rateable value of the units = £17,500.

Business Rates – Unit C

According to the Valuation Office Agency, the rateable value of the units = £80,500.

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.

Energy Performance Certificates

Units A1 & A2	**Rating: C (71)**
Unit B	**Rating: C (72)**
Unit C	**Rating: C (72)**

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.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

John Vokins
j.vokins@vokins.co.uk
020 8400 8895