

**TO LET / MAY SELL – Industrial Unit / Workshop with
Office and Mezzanine – Recently Refurbished**



**2 Harlequin Avenue,
Brentford, TW8 9EW**

**3,649 sq. ft.
(339.01 sq. m.)**

2 Harlequin Avenue, Brentford TW8 9EW

Location

Harlequin Avenue is situated to the north of the Great West Road (A4) in Brentford, an established industrial and commercial location.

Junction 1 of the M4 motorway is approximately 2.7 miles from the property and provides good access to the M25 motorway and wider motorway network. London's West End is approximately 8 miles to the east and London Heathrow is approximately 6.8 miles to the West.

Brentford Mainline station is approximately 10 minutes walk from the estate and connects to London Waterloo in approximately 30 minutes. Boston Manor on the Piccadilly Line is the nearest London underground station.



A4 – Great West Road	0.2 miles
M4 – Brentford (Junction 1)	2.7 miles
Heathrow Airport – Terminal 4	6.8 miles
M25 – Junction 1	11.5 miles
Syon Lane (British Mainline)	0.5 miles
Brentford (British Mainline)	0.9 miles
Boston Manor (Piccadilly Line)	1.4 mile
Osterley (Piccadilly Line)	1.4 miles

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The Property

The unit is a detached two bay A-frame industrial unit of brick and mortar construction, recently refurbished. The property benefits from ground floor office space to the front of the property. The property has a raised dock roller shutter door.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Warehouse	3,027	281.22
Offices	622	57.79
TOTAL	3,649	339.01
Mezzanine	800	74.32



Amenities

The property benefits from the following amenities:

- Manual roller shutter loading door
- Clear internal height of 4m
- Three phase power
- Kitchenette & WCs
- Warehouse lighting
- 2 car parking spaces, further parking available on Harlequin Rd
- Recently refurbished

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Leasehold

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

£73,000 per annum exclusive (£20.00 psf.)

Freehold

A Freehold sale may be considered.

Guide Price: **£1,300,000.**

Rates

We note from the Valuation Office Agency website that the rateable value for the property is £46,750.

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

Service Charge

Further details available from the agents.

VAT

The property is not subject to VAT.

Energy Performance Certificate

D (87)



Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement with joint sole agents Vokins and Knight Frank.

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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