

TO LET / MAY SELL



Red line for indicative purposes only

Wharf House

Brentwaters Business Park, The Ham, Brentford, TW8 8HQ

3,172 SQ FT

294.7 SQ M

Location

The property is situated in Brentwaters Business Park, The Ham, Brentford, mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant.

The Business Park lies directly off the A315, giving direct access to the Chiswick roundabout, A4 (Great West Road) and M4 (Junction 1), with the M25 (Junction 15) approximately 8 miles away. Brentford and Syon Lane mainline stations are both close by.

TRAVEL DISTANCES

 A4 Great West Road	0.4 miles
 M4 Brentford (Junction 1)	2.0 miles
 Heathrow Airport	6.5 miles
 Syon Lane (Mainline)	0.7 miles
 Brentford (Mainline)	0.7 miles
 Boston Manor (Piccadilly Line)	1.3 miles





The Property

The subject property comprises a purpose built, self-contained, two-storey business unit. Constructed in the 1980s, the building has a steel frame with brick and block walls, under a profiled metal roof, and is situated overlooking the River Brent at the edge of Brentford town centre.

The ground floor provides warehouse / storage space together with a reception and WCs, and there is a loading door incorporating a pedestrian entrance. The first floor offers office space with partitioned meeting and production rooms.

The property benefits from a gated yard to the front, providing parking and loading, together with EV charging points.

AMENITIES

-  Gated yard with EV chargers
-  Fitted kitchen
-  Waterside aspect and views
-  Perimeter trunking
-  Loading door
-  Double glazed windows
-  Partitioned offices
-  WCs

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor (Warehouse / Storage)	1,498	139.1
First Floor (Offices)	1,674	155.6
TOTAL	3,172	294.7



Terms

LEASE	A new FRI lease is available for a term to be agreed. Rent: £68,000 per annum exclusive + VAT.
FREEHOLD	A freehold sale may be considered at offers in excess of £1,100,000 + VAT.
BUSINESS RATES	The Rateable Value is £83,000. Transitional adjustments may apply.
EPC	EPC B (46)
VAT	VAT is applicable.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.



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. August 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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