

TO LET



Unit 6 The Gate Centre

Syon Gate Way, Brentford, TW8 9DD

6,738 SQ. FT.

626.0 SQ. M.

Location

The property is situated on the south side of the Great West Road (A4) in Brentford, within easy reach of both Central London and Heathrow Airport, approx 9.5 miles and 6.8 miles respectively.

Junction 1 of the M4 is approximately 2.7 miles away, providing good access to the M25 and the wider motorway network. Syon Lane mainline station is in very close proximity, with a journey time to London Waterloo of approximately half an hour, whilst Boston Manor Underground station (Piccadilly Line) is also nearby. Brentford town centre, with its range of cafes, restaurants and pubs, lies approximately 0.8 miles to the south-east.

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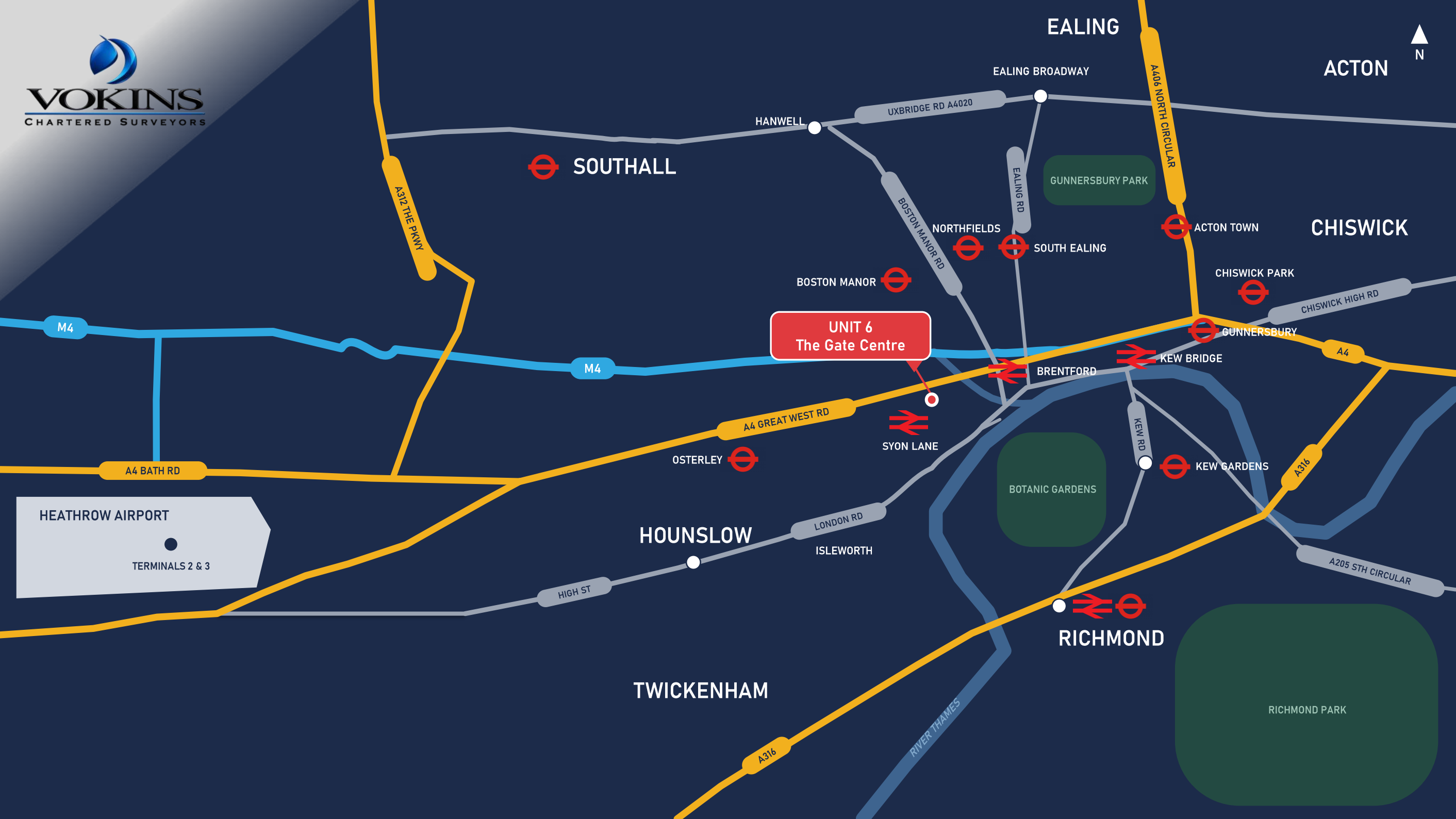
**WELL CONNECTED,
HIGHLY ACCESSIBLE,
STRATEGICALLY LOCATED**

UNIT 6, THE GATE CENTRE, BRENTFORD, TW8 9DD

TRAVEL DISTANCES

	A4 Great West Road	0 miles
	M4 Brentford (Junction 1)	1.5 miles
	Heathrow Airport	6.6 miles
	Syon Lane (Mainline)	0.2 miles
	Brentford (Mainline)	1.2 miles
	Boston Manor (Piccadilly Line)	1.6 miles

Red Lines are for illustrative purposes only



The Property

Unit 6 comprises a mid-terrace industrial/warehouse unit with ancillary ground and first floor office accommodation, forming part of the established Gate Centre. The unit offers a versatile layout suited to a range of industrial, warehousing, and trade occupiers, combining functional warehouse space with practical office accommodation over two floors.

The unit benefits from a minimum eaves height of approximately 5.5m, providing good clear working space for warehouse and storage use, together with a loading door of approximately 5m in height suitable for a range of vehicle access requirements. The property is further supported by a three-phase power and gas supply, catering to a variety of occupier’s operational needs. Internally, the accommodation provides WCs and a kitchen facility serving the office and ancillary space. Externally the unit benefits from on-site car parking and yardage, offering convenient access for staff, visitors, and delivery vehicles alike.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property offers the following approximate Gross Internal Accommodation:

FLOOR	SQ. FT.	SQ. M.
Ground Floor (Warehouse)	5,654	525.3
Ground Floor (Office)	555	51.6
First Floor (Office)	529	49.1
Total	6,738	626.0



AMENITIES

-  Car Parking
-  Fitted kitchen
-  Electric Loading door – Height 5m
-  Three phase power and gas supply
-  Offices
-  W.C.s
-  5.5M Eaves
-  Established location

Terms

LEASE	The unit is available on the basis of either an assignment of the current lease until 6th December 2033 incorporating a tenant's break clause on the 5th December 2028. Alternatively, a sublease on a shorter term may be considered. Rent: £154,500 per annum exclusive + VAT, (approx. £22.93 psf).
BUSINESS RATES	Further details from the agents.
EPC	EPC D (79)
VAT	VAT is applicable.
SERVICE CHARGE	A service charge will be payable for the maintenance of the common areas of the estate. Further details available from the agents.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.





GET IN TOUCH...



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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.