

TO LET

**Warehouse / Industrial Unit**  
**To be Refurbished**



# Unit 16, Brook Lane Business Centre

Brook Lane North, Brentford, TW8 0PP

**1,058 SQ. FT.**

98.3 SQ. M.

# Location

Brook Lane Business Centre comprises a range of business units, located just in front of the old Brentford Football Club ground and a short walk from Brentford Town Centre.

The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick Roundabout connects to the North Circular Road (A406). The shopping and leisure facilities of Kew, Richmond and Chiswick are close by.

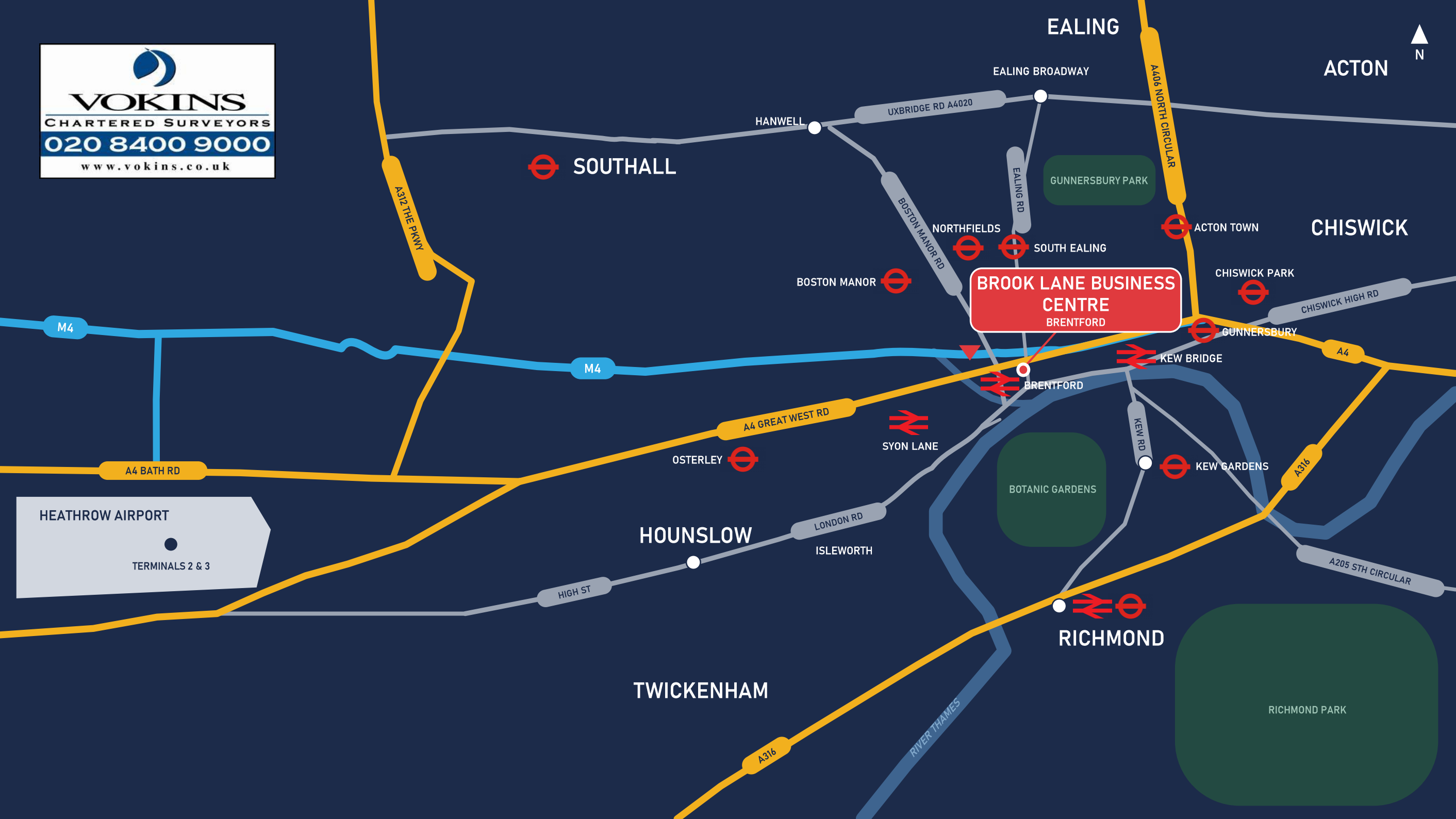
## TRAVEL DISTANCES

|                                                                                                                         |           |
|-------------------------------------------------------------------------------------------------------------------------|-----------|
|  M4 (Brentford)                        | 0.6 miles |
|  A4 Great West Road                  | 0.7 miles |
|  Heathrow Airport                    | 6.7 miles |
|  Brentford (Mainline)                | 0.4 miles |
|  Boston Manor (Piccadilly Line)      | 1.3 miles |
|  Gunnersbury (District / Overground) | 1.7 miles |





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# The Property

The property comprises a self-contained light industrial unit with first floor office accommodation, accessed from a private service road. Full refurbishment works are to be undertaken.

The ground floor provides light industrial / warehouse space with a roller shutter loading door.

The first floor provides office accommodation, and the unit benefits from roof lights, a WC and kitchenette. Externally, there is a loading area and 2 allocated car parking spaces.

## AMENITIES

-  2 allocated parking spaces
-  To be refurbished
-  Ground & first floor accommodation
-  Roof lights
-  Roller shutter loading door
-  Loading area
-  First floor office space
-  WC

## ACCOMMODATION:

The approximate Gross Internal Floor Area (GIA) of the property is set out below:

| FLOOR                    | SQ. FT. | SQ. M. |
|--------------------------|---------|--------|
| Warehouse (Ground Floor) | 608     | 56.5   |
| Office (First Floor)     | 450     | 41.8   |
| TOTAL (GIA)              | 1,058   | 98.3   |



# Terms

|                            |                                                                                                               |
|----------------------------|---------------------------------------------------------------------------------------------------------------|
| LEASE                      | <p>A new IRI lease is available for a term to be agreed.</p> <p>Rent: <b>£26,500 per annum exclusive.</b></p> |
| BUSINESS RATES             | <p>The Rateable Value is £15,250. Transitional adjustments may apply.</p>                                     |
| EPC                        | <p>D (96) – To be reassessed following refurbishment works.</p>                                               |
| VAT                        | <p>We understand that VAT is applicable.</p>                                                                  |
| SERVICE CHARGE / INSURANCE | <p>Approximately £2,759.89 (c. £2.61 psf.) per annum to include insurance.</p>                                |
| LEGAL COSTS                | <p>Each party to bear their own legal costs incurred in the transaction.</p>                                  |
| VIEWING                    | <p>Strictly by prior arrangement with sole agents Vokins.</p>                                                 |



## 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. October 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.