TO LET



VOKINS
CHARTERED SURVEYORS

Unit 10 Set Star Estate

Transport Avenue, Brentford, TW8 9HF

1,144 SQ. FT.

106.3 SQ. M

Location

The Set Star Estate is situated on Transport Avenue, directly off the Great West Road (A4), in Brentford, just off the heart of the section known as the “Golden Mile”.

The premises are approximately 7.5 miles from Central London and 7.5 miles from Heathrow airport. Brentford town centre is approximately half a mile distance.

Brentford British Rail Station is less than 20 minutes’ walk from the subject property. Boston Manor underground station (Piccadilly Line) is the nearest London underground station, which is approximately 5 minutes’ drive from the property.

TRAVEL DISTANCES

M4 Brentford (Junction 1)	**1.3 miles**
North Circular – Chiswick	**2.1 miles**
Heathrow Airport	**7.5 miles**
Brentford (British Mainline)	**0.9 miles**
Syon Lane (British Mainline)	**0.9 miles**
Boston Manor (Piccadilly)	**1.2 miles**




VOKINS
CHARTERED SURVEYORS
EALING
ACTON
N
EALING BROADWAY
A406 NORTH CIRCULAR
HANWELL
UXBRIDGE RD A4020
SOUTHALL
A312 THE PKWY
GUNNERSBURY PARK
EALING RD
BOSTON MANOR RD
NORTHFIELDS
SOUTH EALING
ACTON TOWN
CHISWICK
CHISWICK PARK
CHISWICK HIGH RD
BOSTON MANOR
Unit 10
SET STAR ESTATE
M4
M4
GUNNERSBURY
A4
KEW BRIDGE
BRENTFORD
A4 GREAT WEST RD
SYON LANE
OSTERLEY
KEW RD
KEW GARDENS
A316
A4 BATH RD
BOTANIC GARDENS
HEATHROW AIRPORT
TERMINALS 2 & 3
HOUNSLOW
LONDON RD
ISLEWORTH
HIGH ST
A205 STH CIRCULAR
RICHMOND
RICHMOND PARK
TWICKENHAM
A316
RIVER THAMES

The Property

Unit 10 Set Star Estate comprises a mid-terraced, self-contained, storage / industrial unit with brick elevations, accessed from a private service road.

The property benefits from a roller shutter loading door, three phase power, separate pedestrian access, strip lighting, WC and car parking / loading area.

ACCOMMODATION

The property comprises the following approximate Gross External Accommodation:

FLOOR	SQ. FT.	SQ. M.
Ground Floor	1,144	106.3

AMENITIES

- 2 Car Parking Spaces
- Fitted kitchenette
- WCs
- Three Phased Power
- Roller shutter loading door
- Separate pedestrian access





Terms

LEASE	A new FRI lease is available for a term to be agreed. Rent**: £36,600 pax.**
BUSINESS RATES	The Rateable Value is £26,750. Transitional adjustments may apply.
EPC	D (88)
VAT	VAT is applicable.
SERVICE CHARGE	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.



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.

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

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

Sam White
s.white@vokins.co.uk
020 8400 8889

www.vokins.co.uk
020 8400 9000