

TO LET



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





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: **£36,000 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.