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TO LET

NEW GROUND FLOOR COMMERCIAL UNIT TO LET

50 London Road, Brentford, TW8 8AP

DESCRIPTION
The ground floor commercial unit at 50 London Road provides 3,972 sq ft of flexible Use Class E space in shell and core condition, completed in January 2026. Positioned within a new residential development, the unit offers a blank canvas making it well-suited to operators seeking modern, adaptable premises with strong long-term potential. The unit benefits from an open-plan layout ideal for retail, office, leisure, or showroom occupiers.

LOCATION
The property is situated on the north side of London Road (A315), connecting Brentford High Street to the western side of the town centre. It benefits from excellent road access, with the A4 approximately ¾ mile away and the M4 around 2.5 miles from the building.

Public transport links are strong, with Syon Lane Station a 12-minute walk providing services to London Waterloo in around 35 minutes, and Brentford Station a 15-minute walk offering additional routes into Waterloo in just over half an hour.

ACCOMMODATION (GROSS INTERNAL AREA)*

	SQ FT	SQ M
Ground floor unit	3,972	369
TOTAL	**3,972**	**369**

*Subject to final measurement survey

SPECIFICATION
- Shell & Core
- Use-class E
- Prominent Frontage
- Strong Local Catchment
- Good Ceiling-Heights
- Excellent Road Connections

RENT
£25 per sq ft

£99,300 pa

RATES
TBC

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
To be confirmed.

INSPECTIONS & INFORMATION
Please contact sole letting agents SHW.







VIEWINGS – 020 7389 1500

Harry Darby **t:** 07714 690 431 **e:** hdarby@shw.co.uk

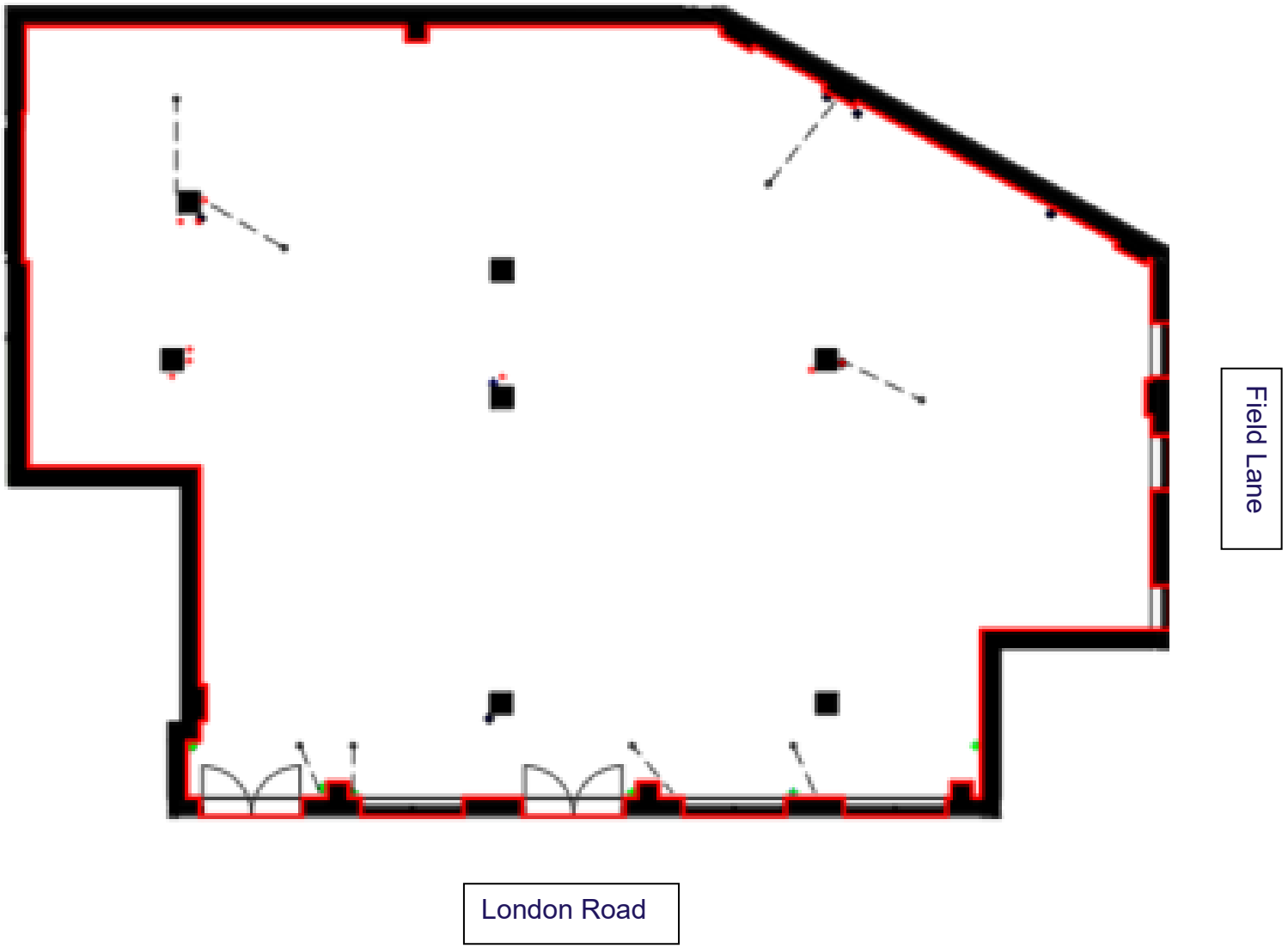
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Floor plan for indicative purposes only

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