



PRIME TRADE COUNTER OPPORTUNITY – TO BE REFURBISHED.

Highly prominent scheme adjacent to the A4 (M4)

TO LET

7,768 SQ FT

(721.67 SQ M)

- Electric roller shutter door
- 6.64m clear height
- Ancillary office accommodation
- End of terrace
- 8 car parking bays
- Previously occupied by AT&T on a short-term basis, they continue to occupy Units 8, 9 & 10.

UNIT 7, PHOENIX TRADE PARK, GREAT WEST ROAD, BRENTFORD, TW8 9PL

DESCRIPTION

Unit 7 Phoenix Trade Park comprises an end of terrace unit, to be refurbished, benefitting from office accommodation, electric roller shutter door, adjacent side yard and parking to the front of the unit.

The unit has brick walls surmounted by a pitched roof overlaid with steel profile sheeting. Internally, the unit has a minimum clear height of 6.63m.

LOCATION

Phoenix Trade Park is well situated on a prominent corner of the Great West Road and Ealing Road, providing prime frontage onto the Great West South Road and the M4. It is located within a mile from Junction 2 of the M4 and 3/4 of a mile west the A406 North Circular. These road communications provide excellent access to the M4 Corridor and Central London.

Brentford Railway station is approximately 0.8mile to the south with services into Central London and Hounslow.

The Park is well established for trade occupiers, with other tenants including Screwfix, Toolstation, Topps Tiles, Crown Paints, Kwik-Fit, Benchmarx, AT&T and Alternative Bathroom Company.

ACCOMMODATION

The accommodation comprises the following floor areas (NB: this is subject to change due to refurbishment of office accommodation):

Name	Sq ft	Sq m	Availability
Ground - Warehouse	7,768	721.67	Available
Total	7,768	721.67	

VIEWINGS

Strictly by prior appointment through Montagu Evans or our joint agent.



VIEWING & FURTHER INFORMATION

PAUL LONDRA

020 7312 7550 | 07779 269 290

paul.londra@montagu-evans.co.uk

ANDREW VEITCH

0131 221 2453 | 07826 947 321

andrew.veitch@montagu-evans.co.uk

SHAUN ROGERSON (JLL)

020 7087 5307

Shaun.Rogerson@eu.jll.com

SARAH DOWNES (JLL)

020 8283 2525

Sarah.Downes@eu.jll.com



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 12/08/2020