

TO LET

**GROUND FLOOR SELF-CONTAINED PROPERTY WITHIN NEW DEVELOPMENT
USED AS B1 OFFICES - A1, A3, USE CLASSES ALSO PERMITTED**



**The Gatehouse, Heritage Walk
Kew Bridge Road, Brentford, London, TW8 0EF**

**1,363 sq. ft.
(126.6 sq. m.)**



Location

The premises are located within the Heritage Walk development, which is prominently located fronting Kew Bridge Road (A315) near to the River Thames at Kew Bridge. The nearby A4 and M4 motorways provide good transport links to Central London, the M25 as well as Heathrow Airport. The North Circular Road also provides easy access to the National Motorway Network (M4, M3, M25 and M40).

The nearest public transport links are Kew Bridge Rail Station, which is approximately 2 minutes' walk from the property. The nearest underground station is Gunnersbury (District Line), which is approximately 20 minutes' walk.

There are also bus routes available from Kew Bridge Rod and Chiswick High Road/ Kew Bridge.



In terms of immediate amenities and facilities, there include Sainsbury's, Costa Coffee, One Over the Ait public house and dining facility, Hammonds Butchers / delicatessen, The Stable pizzeria, Kitchen & Pantry (The Roastery).



Kew Bridge (British Mainline)	0.1 miles
Gunnersbury (District Line)	0.9 miles
Brentford Station (British Mainline)	1.0 miles



A4 Great West Road	0.5 miles
M4 - Brentford	1.0 miles
Heathrow Airport	6.2 miles

The Property

The Gatehouse comprises a Grade II listed property constructed in around 1838, originally as a Porter's lodge, office and meeting room, with a laboratory added in 1902. The building is constructed over a single storey, being of brick elevations under a pitched slate roof and is set within a landscaped, planted area to the front of the Heritage Walk development.

The offices have been fitted out to a good standard.

Accommodation

The approximate net internal floor areas are as follows:-

Floor	Area sq. ft.	Area sq. m.
Ground	1,363	126.6



Amenities

- Underfloor heating
- Feature wooden flooring
- Kitchen
- Good natural light via sealed unit double glazed fenestration
- WC facilities
- Perimeter power and computer network cabling
- Excellent local transport links
- A variety of local amenities
- Landscaped development
- External seating area

Terms

A new FRI lease is available for a term to be agreed at a guiding rental based upon £35,000 per annum exclusive to include a car parking space.

Rates

According to the Valuation Office Agency the property is listed with a rateable value of £13,750.

Potentially, the property could be eligible for an element of small business rates relief.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

A service charge is payable for the upkeep and maintenance of the common parts of the estate.

EPC

Further details available from agents.

USE

Classes A1/ A3, B1 (a) and B1 (b) are permitted under the terms of the lease.

VAT

VAT is applicable in addition.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/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.