



## Unit 2, 8 Kew Bridge Road

Kew Bridge, Brentford, TW8 0FJ

**Air conditioned ground floor office located within scenic Kew Bridge development**

**625 sq ft**  
(58.06 sq m)

- New lease on economic terms
- Air conditioning
- Carpeted raised floors
- Kitchenette & WC
- EPC: B(33)
- Available part-furnished

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## Summary

<b>Available Size</b>	625 sq ft
<b>Rent</b>	£15,000 per annum NB. Annual fixed uplifts to be agreed.
<b>Rateable Value</b>	£21,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£1,678.60 per annum Reviewed annually
<b>EPC Rating</b>	B (33)

## Description

Unit 2 comprises a ground floor open plan air-conditioned office, within a high quality waterside development. The property is carpeted throughout, LED panel and spot lighting, fitted kitchenette with integrated appliances, partitioned storage room and 1 x WC.

The available space benefits from signage opportunity fronting Kew Bridge Road and is available part-furnished.

## Location

The Kew Bridge development is situated fronting Kew Bridge Road to the north and the River Thames to the South, next to Kew Bridge. Brentford is mid-way between Central London and Heathrow Airport, each approximately 6-8 miles distant, within the London Borough of Hounslow.

This site benefits from being in close proximity to the River Thames, and enjoys access to public open space including nearby Royal Botanical Gardens at Kew, Gunnersbury Park and the River Thames towpath. Local amenities within the immediate vicinity include Sainsbury's, Costa, The Express Tavern and One over the Ait pubs, and other local services.

This site has frontage onto the A315 Kew Bridge Road, which provides nearby direct access to the Chiswick roundabout, A4 (Great West Road), A406 North Circular Road and A205 South Circular Road, plus the M4 (junction 1). The M25 (junction 15) is approximately 8 miles away.

Kew Bridge Rail Station is located directly opposite the site and the nearest underground station is Gunnersbury (Overground / District Line), which is approximately 15 minutes' walk. There are also various bus routes available from High Street, and Kew Bridge.

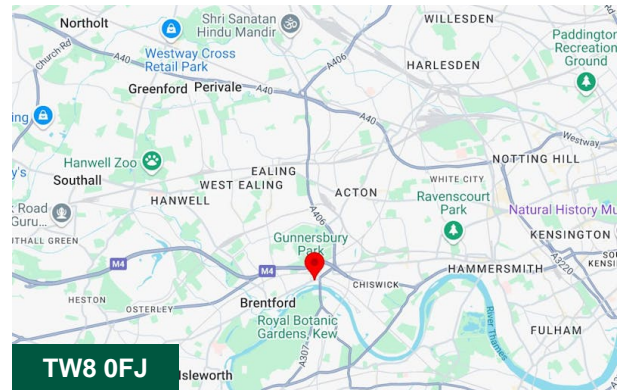
## Terms

Available on a new fully repairing and insuring lease for a term to be agreed.

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

## Viewings

Strictly by arrangement with Whitman & Co Commercial, or our Joint Agents, Vokins Chartered Surveyors.



## Viewing & Further Information



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