



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
- Alternatively the long leasehold interest is for sale
- Air conditioning
- Carpeted raised floors
- Kitchenette & WC
- EPC: B(33)
- Available part-furnished

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Summary

Available Size	625 sq ft
Rent	£15,000 per annum NB. Annual fixed uplifts to be agreed.
Price	Offers in the region of £300,000
Rates Payable	£10,479 per annum
Rateable Value	£21,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,678.60 per annum Reviewed annually
EPC Rating	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.

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.

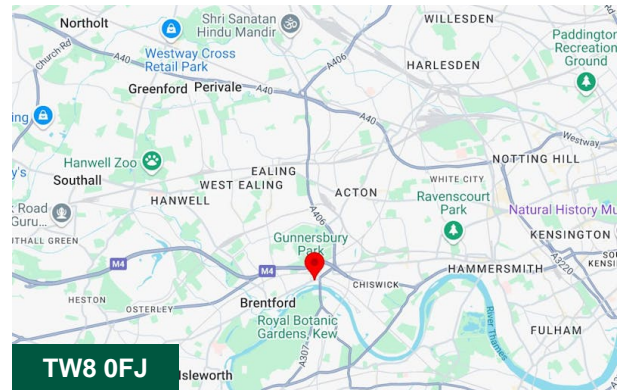
Terms

Available on a new fully repairing and insuring lease for a term to be agreed. Alternatively the long leasehold interest is for sale.

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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