



INDUSTRIAL TO LET

UNIT 1 THE GATE CENTRE

1 Syon Gate Way, Brentford, TW8 9DD

TO BE REFURBISHED- PROMINENT 6,743 SQ. FT WAREHOUSE AVAILABLE
ON PRIME WEST LONDON ESTATE.

6,743 SQ FT (626.45 SQ M)

NEWMARK

To Let

Unit 1 The Gate Centre, 1 Syon Gate Way, Brentford, TW8 9DD

Summary

Available Size	6,743 sq ft
EPC Rating	Upon enquiry

Description

The property is of steel portal frame construction with cladded brickwork elevations. There is one electric up-and-over shutter door located next to the entrance, providing access to the yard and four parking spaces. Internally, the property boasts a clear height of 6.3m and has a screeded concrete floor. The property is due to undergo a full external and internal refurbishment.

Specification

- Pending full high-specification refurbishment
- Additional high quality 1,640 sq ft mezzanine
- Up and over loading door
- Three phase power
- Clear internal height of 6.3m

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	640	59.46	Available
Ground - Office	664	61.69	Available
Ground - Warehouse	5,439	505.30	Available
Total	6,743	626.45	

Location

The Gate Centre is a multi-let, secure, and well-managed industrial estate. It provides tenants the opportunity to join a thriving business community fronting the A4 Great West Road. Conveniently located midway between Central London and Heathrow. Positioned at The Gate Centre, just off Syon Gate Way, this warehouse is conveniently located on the south side of the A4 Great West Road. The Gate Centre is a well-established industrial area in Brentford, with Westcross and other industrial zones nearby. Public transport options are excellent, with Syon Lane station approximately 600 meters away, offering a direct link on the South Western Railway to London Waterloo, enhancing accessibility for employees and clients alike.

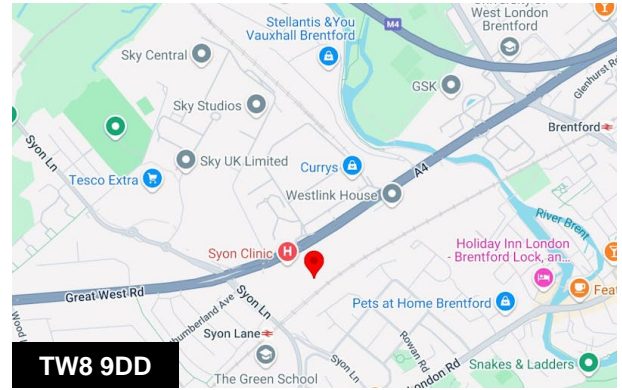
The area is home to notable occupiers, including Glaxo Smith Kline, BSKyB, Agfa, Sega, JC Decaux, Berry (BMW), Homebase, Comet, DFS, and Carpet Right, highlighting its significance as a bustling industrial centre.

Viewings

For further information about the building or to arrange a viewing please contact Chloe Sweetland or Charlie Isaac.

Terms

Available via new lease. Terms to be discussed directly with Newmark or joint agents TLRE.



Viewing & Further Information

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