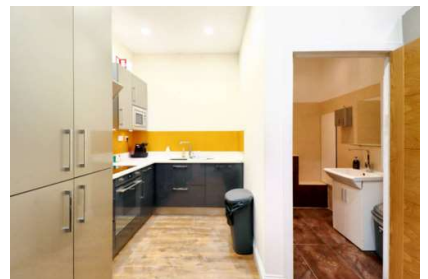


TO LET



Unit 3, Ferry Quays, Ferry Lane, Brentford, TW8 0AT

£ 22,000 Per Annum

 Brentford

 Retail Unit

 3 Ferry Lane

Highlight Features

- ✓ Available Now
- ✓ Double Fronted Unit
- ✓ E Class Use
- ✓ Great Transport Links
- ✓ New Lease
- ✓ Rarely Available Location

Description

Stunning double fronted commercial unit to let, suitable for a variety of uses within E Class order in a sought after location in Brentford. The property consists of ground floor partitioned spaces, WC, kitchen and plenty of storage space. Brentford is currently in a middle of a major regeneration project by Ballymore including a redevelopment of 4.79 hectares waterside site, delivering residential, retail, employment, community and leisure uses.

Location:

The premises is located in Ferry Lane, Brentford, TW8. Situated within a 10-minute walk from Brentford mainline station which provides a fast access into central London. Local area has a whole host of retail businesses, cafes, various bus routes, restaurants as well as being within stones throw away from river Thames.

Terms:

Available by a way of a new Full Repairing and Insuring lease (FRI) for a term to be negotiated at an annual rent of £22,000 + Vat. Further financial commitments include service charges and all the usual bills. Water is included in the service charge.

Accommodation:

Ground floor: 81 Sq M / 871 Sq Ft

Usage:

We believe the premises fall under Class E (previously known as A1 / A2) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Hounslow Council.

Business rates:

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

Value added tax:

Vat is applicable on the rent.

EPC:

This property has an energy performance rating of C.

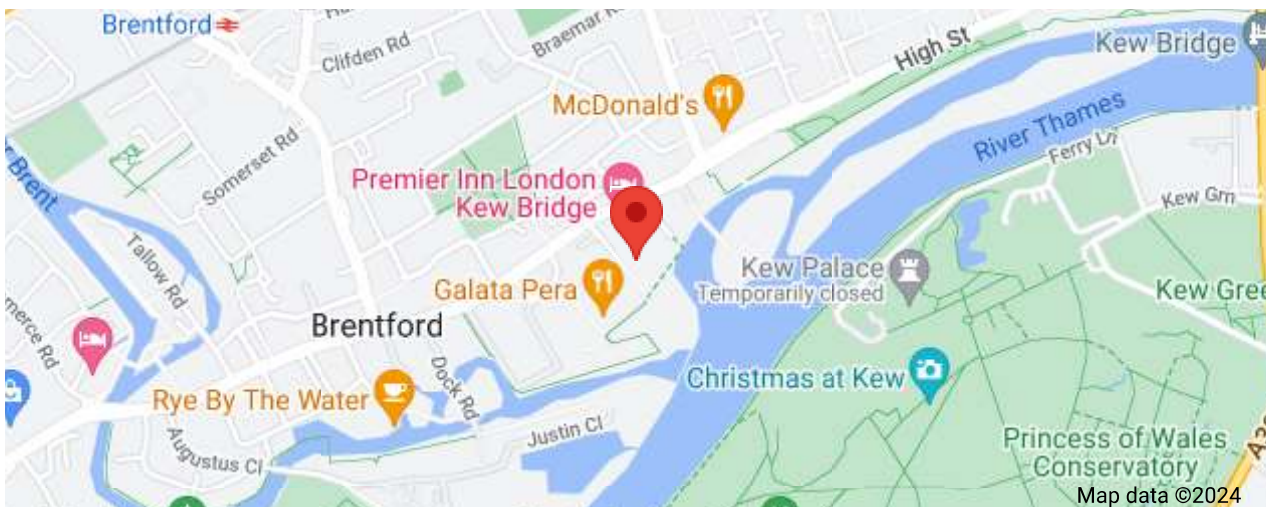
Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

Viewings:

Strictly by an appointment via Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: info@kingworths.com