

TO LET



Unit 5, Churchill House, 114 Windmill Road, TW8 9NA

🏠 / Commercial / Commercial Property to Let /

£ 24,000 Per Annum

## Highlight Features

- ✓ 24 Hour Access
- ✓ Available Now
- ✓ Easy Access
- ✓ Flexible Terms
- ✓ Great Transport Links
- ✓ Off Street Parking

## Description

Good size industrial unit with mezzanine floor office to let in a sought-after Industrial Estate in Brentford. This property consists of ground floor area, WCs and plenty of storage space. Further benefits include one parking space and easy access for deliveries, loading and unloading.

### Location:

Situated off Windmill Road in Brentford this unit is strategically located just off the A4 and within short drive to M4. Local area has great transport links for easy road access to Central London and surrounding areas. Brentford mainline station is within 7 minutes' walk and Northfields underground station is within 5 minutes' drive.

### Accommodation:

Ground Floor unit with mezzanine: 119 sq m / 1,283 sq ft.

### Terms:

Available by a way of a new letting for a term to be negotiated at an annual rent of £24,000 with mutual 3 months' break clause option. 3 months' rent deposit will be required.

### Usage:

We believe the premises fall under Class B2 / B8 of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of 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:



Energy performance inspection has been commissioned.

**Legal Costs:**

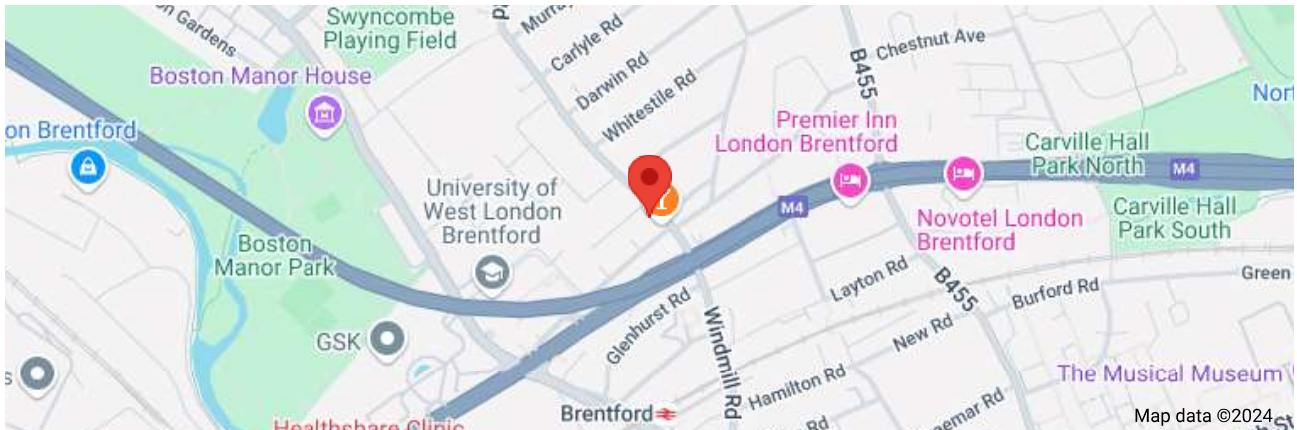
Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via Kingworths.

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## 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](mailto:info@kingworths.com)