

TO LET – STORAGE / BUSINESS UNIT WITH CAR PARKING



Unit 9C Set Star Estate
Transport Avenue, Brentford, TW8 9HF

791 SQ. FT.
(73.5 SQ.M.)

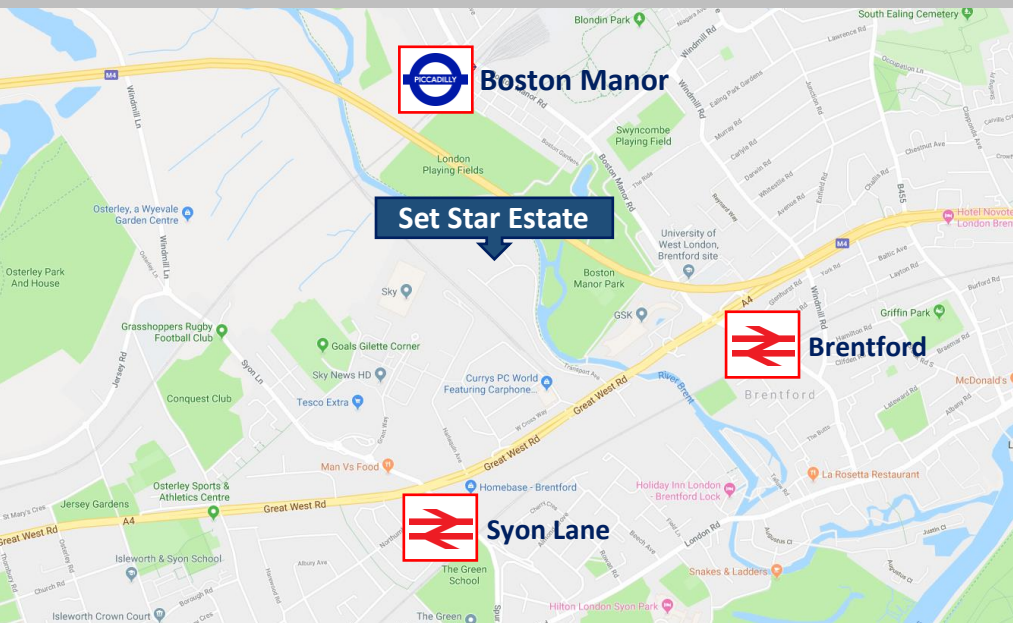
Unit 9C Set Star Estate, Transport Avenue, Brentford TW8 9HF

Location

Set Star Estate is situated on Transport Avenue, directly off the Great West Road (A4), in Brentford, just off the heart of the section known as the “Golden Mile”. Local occupiers include Worley Parsons, EMC, Sega, GlaxoSmithKline, Sky, JC Decaux, Barratt London, amongst others.

The premises are approximately 7.5 miles from Central London and 7.5 miles from Heathrow airport. Brentford town centre is approximately half a mile distance.

Brentford British Rail Station is less than 20 minutes’ walk from the subject property. Boston Manor underground station (Piccadilly Line) is the nearest London underground station, which is approximately 5 minutes’ drive from the property.



M4 - Brentford (Junction 2)	1.3 miles
North Circular – Chiswick	2.1 miles
Heathrow Airport – Terminal 4	7.5 miles
M25 – Heathrow (Junction 14)	9.4 miles
Brentford (British Mainline)	0.9 miles
Syon Lane (British Mainline)	0.9 miles
Boston Manor (Piccadilly)	1.2 miles
Osterley (Piccadilly)	1.9 miles

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The Property

The property comprises a mid-terraced, self-contained, storage / business unit with brick elevations, accessed from a private gated service road.

Accommodation

The property offers the following approximate Gross External Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	791	73.5

Amenities

The property benefits from the following amenities: -

- 2-3 car parking spaces & loading area
- Three phase electricity
- Insulated roller shutter loading door
- Insulated roof with skylights
- LED lighting
- Double glazed windows
- Steel security pedestrian door
- External security lights
- Painted concrete floor
- Kitchen & WC



Floor Plan

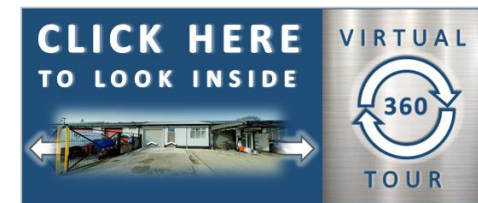
Please click the image below for pdf. floor plan: -



Not to scale – for illustrative purposes only

360 Photo Tour

Please click the image below for 360 photo tour: -



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Leasehold

A new Internally Repairing Lease is available for a term to be agreed.

Rent

£22,000 + VAT per annum exclusive.

Business Rates

According to the Valuation Office website the current rateable value of the property is £7,300.

Rates payable 2024/2025 = approximately £3,985.80 per annum.

From April 2017, small business relief on rates could be available for occupiers with no other business premises, resulting in no business rates being payable in the next rating year.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

External Maintenance Charge

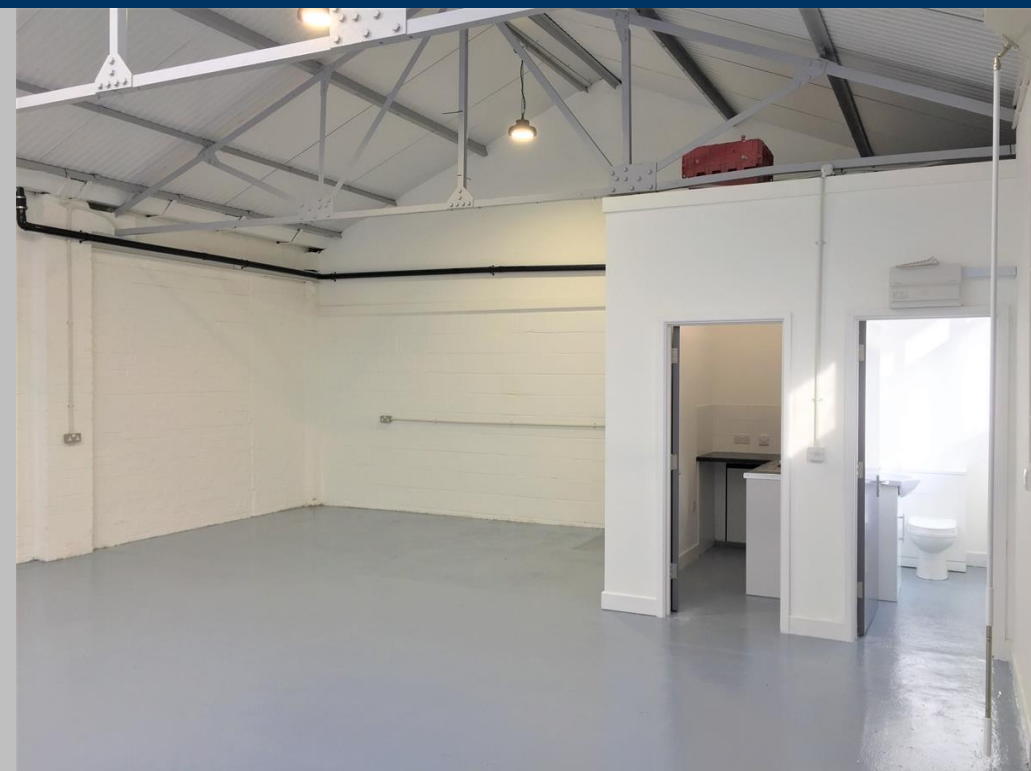
£1,500 + VAT per annum.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.



EPC

Rating: C (71)

Viewing

Through prior arrangement with sole agent Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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