

**TO LET – MODERN FIRST AND SECOND FLOOR OFFICES
AVAILABLE AT REDUCED RENTAL & FLEXIBLE LEASE TERMS**

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3-6 Canute House,
Durham Wharf Drive, Brentford, TW8 8HP

1,788 – 3,595 SQ. FT.
(166.1 – 333.4 SQ. M)

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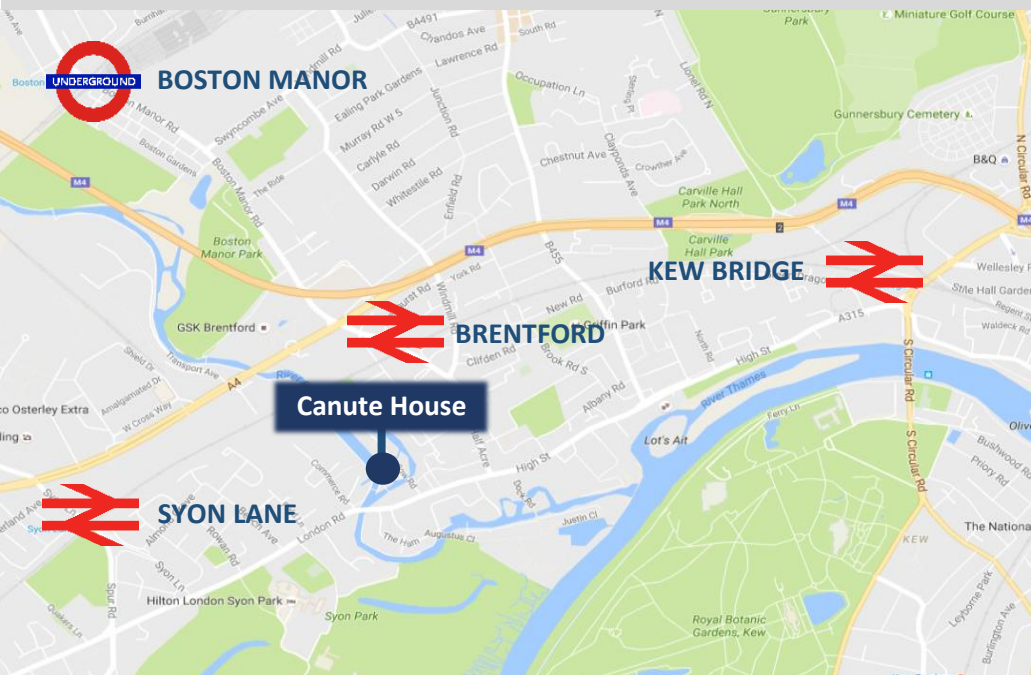
Location

Canute House is located on Brentford Lock, which is a modern development situated off the west end of High Street (A315) on the edge of Brentford Town Centre.

The premises are approximately 8 miles from Central London and 7 miles from Heathrow Airport.

There are excellent road communications via the nearby A4, and Brentford Rail Station is approximately 10 minutes' walk from the property.

The nearest underground station is Boston Manor (Piccadilly Line) which is approximately 5 minutes' drive.



A4 Great West Road	0.7 miles
North Circular – Chiswick	1.4 miles
M4 – Brentford	1.4 miles
Heathrow Airport	6.8 miles
M25 – Junction 14	9.6 miles



Brentford (British Mainline)	0.7 miles
Syon Lane (British Mainline)	0.8 miles
Boston Manor (Piccadilly Line)	1.3 miles
Northfields (Piccadilly Line)	1.5 miles
Gunnersbury (District Line)	2.2 miles

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The Property

Canute House comprises a high-quality waterside development of primarily residential accommodation, with hotel, office and retail elements incorporated.

Internally, the offices are set over first and second floors and provide a good specification with air-conditioning, under floor trunking, LED lighting, kitchenette, carpeting and separate male and female WCs. The offices also benefit of direct views over Brentford Lock.

In addition, there are two allocated car parking spaces in the estate car park.

Accommodation

The approximate Net Internal Floor area is set out below:-

Floor	Area sq. ft.	Area sq. m.
First	1,788	166.1
Second	1,807	167.9
TOTAL	3,595	333.4



Amenities

- Air-conditioning
- Suspended ceilings with LED lighting
- Raised access floors
- Good natural light
- Carpeting
- Separate male & female WCs
- Car parking
- Kitchenette
- Riverside views



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Terms

The suites are available by way of a new flexible lease term for either 18 to 24 months be agreed at a rental of £15.00 psf.

The space is available on a floor by floor basis or the whole first and second floors together. Please contact the agents for further details.

Business Rates

According to the Valuation Office Agency, the rateable value for 3-6 Canute House is £42,750 per annum.

Approximate business rates payable for 2023/2024 are £21,888 per annum.

Transitional adjustments may apply – all applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

EPC

Rating: C (67).

VAT

VAT is applicable in addition.

Legal Costs

Both parties to bear their own legal costs.

Viewing

Strictly through prior arrangement with joint sole agents Vokins and Sneller Commercial.



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. August 2023.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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