



GREAT WEST

TRADING ESTATE

UNITS
**2, 3
& 4**

FULLY REFURBISHED HIGH QUALITY WAREHOUSE/INDUSTRIAL UNITS

20,685 - 64,854 SQ FT

GREAT WEST TRADING ESTATE | GREAT WEST ROAD | BRENTFORD | TW8 9DN

DESCRIPTION

Units 2, 3 and 4 comprise three terraced warehouse / industrial units with high quality office and welfare accommodation. The units benefit from electric level up & over loading doors with canopies over those serving Units 3 and 4. The estate provides 24-hour security and benefits from direct access and frontage onto the A4 Great West Road.

All units have undergone comprehensive refurbishment including new roofs.

Other nearby occupiers include Safestore, Sky, Wolseley, Renault, Henfield Storage and GXO.



UNITS
**2, 3
& 4**



EAVES HEIGHTS
UNIT 2 = 3.7M / 3 & 4 = 6.0M



NEW INSULATED ROOFS



SOLAR PV PANELS



NEW UP AND OVER LOADING DOORS TO ALL UNITS



WAREHOUSE LIGHTING



HIGH QUALITY OFFICE AND WELFARE ACCOMMODATION



NEW WCs INCL. ACCESSIBLE FACILITIES



NEW ELECTRICAL DISTRIBUTION & WIRING



ESTATE FRONTS THE A4 (GREAT WEST ROAD)



NEW VRF HEATING/COOLING SYSTEM TO OFFICES





ACCOMMODATION (Approx. GEA) Subject to final measurements

UNIT 2	SQ FT	SQ M
Warehouse	21,200	1,969.6
Offices & Welfare	2,059	191.3
TOTAL	23,259	2,160.9

UNIT 3	SQ FT	SQ M
Warehouse	16,646	1,546.5
Offices & Welfare	4,039	375.1
TOTAL	20,685	1,921.6

UNIT 4	SQ FT	SQ M
Warehouse	16,296	1,514.0
Offices & Welfare	4,613	428.6
TOTAL	20,910	1,942.6

**UNITS 2-4
COMBINED**
64,854 SQ FT
 (6,025.1 SQM)





GREAT WEST TRADING ESTATE

HEATHROW
AIRPORT
& M25

ESTATE
ENTRANCE

NORTH CIRCULAR
ROAD / A406 &
CENTRAL LONDON

A4 (GREAT WEST RD)



M4

currys

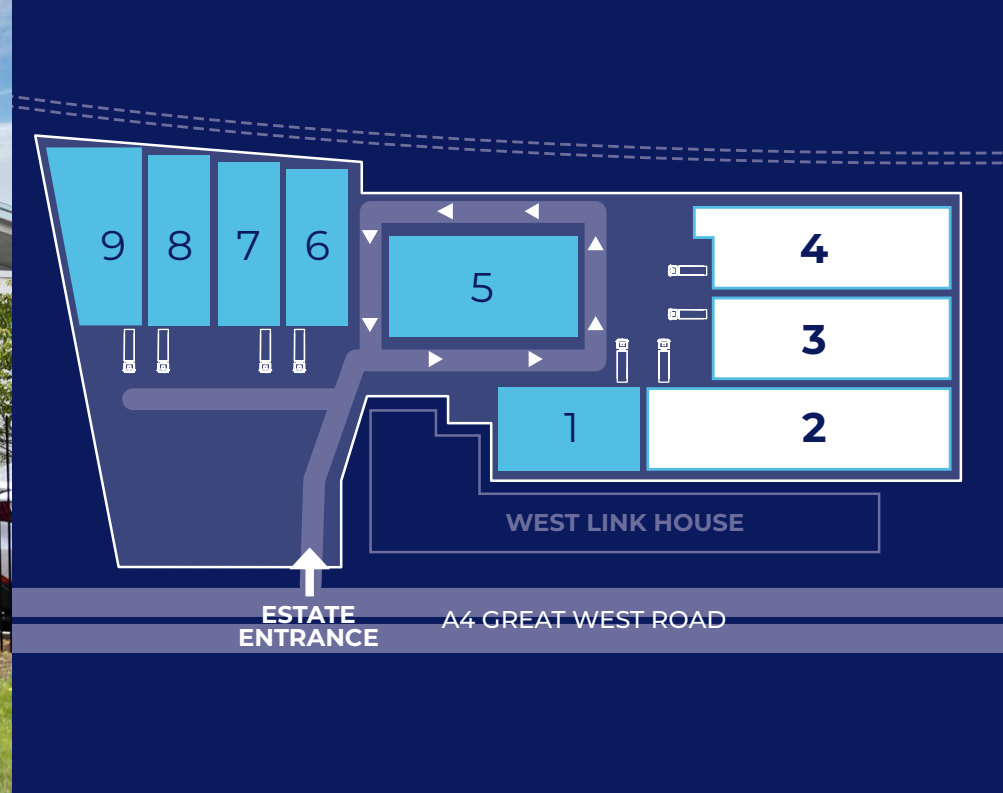
TO A406 &
CENTRAL
LONDON

A4 (GREAT WEST RD)

HEATHROW
AIRPORT
& M25

PUREGYM

GREAT WEST
TRADING
ESTATE



TERMS

Units 2, 3 and 4 are available individually or combined on new Full Repairing & Insuring leases on terms to be agreed. Rent upon application.

VAT

We have been advised that VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

Business rates information available either from the agents or from London Borough of Hounslow.

ENERGY PERFORMANCE CERTIFICATE

EPCs are to be reassessed post refurbishment. Targeting EPC Rating 'A'.

AML

Any interested party will be required to provide the agents with company information to comply with anti-money laundering legislation.

VIEWING

Strictly through prior arrangement with the joint agents Knight Frank & Vokins.



Knight Frank

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