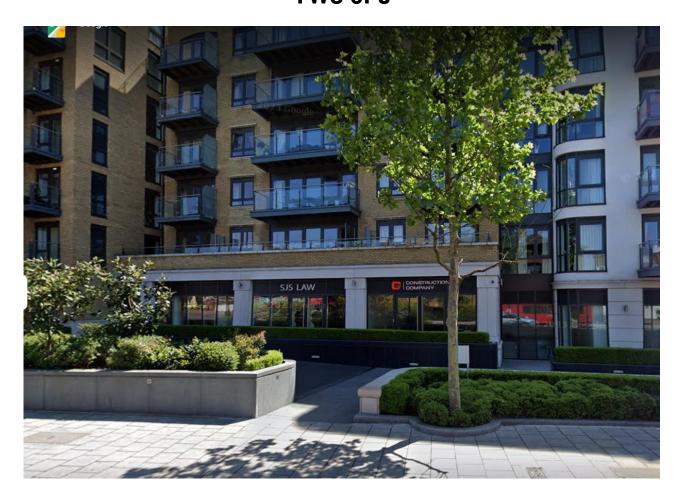


Units 8 and 8A Kew Bridge Piazza Brentford Middlesex TW8 0FJ



SELF CONTAINED COMMERCIAL UNITS FOR SALE or TO LET

578 sq. ft. (53.70 sq. m) to 1,445 sq. ft. (187.98 Sq m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond, Surrey TW9 1NL www.michaelrogers.co.uk

Location:

The subject property is located in Brentford in the Borough of Hounslow which lies some 15 miles southwest of central London. The premises are within a short distance of the A4 giving access to the M4, and the A316 giving access to the M3 and the general motorway network.

Kew Bridge Piazza was built circa 2016 and is a mixed commercial and residential development on the River Thames, next to Kew Bridge. Kew Bridge Station which provides regular services to both Clapham Junction and London Waterloo, is opposite the development. Gunnersbury Underground Station is within a fifteen-minute walk.

Local occupiers include Sainsbury's Local and Costa.

Description:

The accommodation is situated on the ground floor of the development and benefits from being prominent to the main road. The unit has been divided into two self-contained suites and fitted out to a high quality and specification.

The offices can be furnished and offer "plug n play" accommodation.









The space is currently part open plan and part partitioned and has the following approximate floor areas:

FLOOR	Sq Ft	Sq M
Ground 8A	578	53.70
Ground 8	1,445	134.28
Total	2,023	187.98

The building benefits from the following: -

- Comfort cooling and heating.
- Double glazing.
- Suspended ceiling.
- Recessed lighting.
- Kitchens.
- Bathrooms.
- Part carpeted and part lino.

The units can be interlinked.

Rates:

FLOOR	Rateable Value	Rates Payable
Ground 8A	£12,250	£6,112.75
Ground 8	£30,750	£15,344.25

Terms:

The accommodation is available on a new flexible lease for a term by arrangement.

The virtual freehold could also be available.

FLOOR	RENT	PRICE
Ground 8A	£22,500	£285,000
Ground 8	£52,500	£700,000

Energy Performance Certificate:

B26.

Each party to be responsible for their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian

Email: niall.christian@michaelrogers.co.uk

Harry Deacon-Jackson

harrydj@michaelrogers.co.uk

Tel: 020 8332 7788

Subject to Contract January 2023

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS