

**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.

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Viewing:

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Subject to Contract January 2023

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