

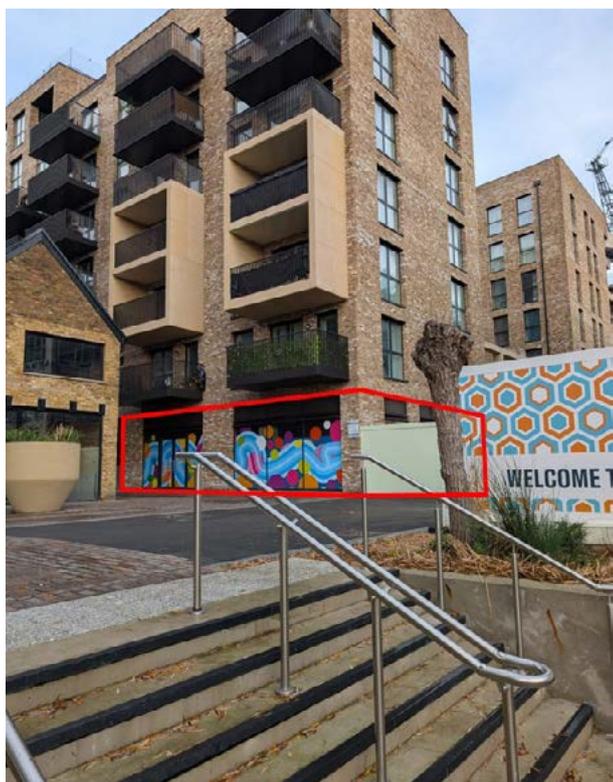
# Unit 8 Tintern House, East Bradbury Way, Brentford TW8



Prominent Corner Unit Overlooking Workhouse Dock - Class E Opportunity 1,300 Sq.Ft.

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## The Property

New-build corner unit benefitting from glazed frontages and a prominent side return overlooking Workhouse Dock, a vibrant new riverside destination within Ballymore's award winning mixed use development 'The Brentford Project'. The property is within a 10 minute walk of Brentford Rail Station, and access to an extensive local bus network via bus stops which are within one minute.

The immediate area has seen extensive development in recent years, with close to 1,000 modern apartments delivered as part of the Brentford Project, ensuring a large local population of potential customers.

The premises is arranged over ground floor only, with c. 3m ceilings, glazed frontage and 3-phase power.

Nearby occupiers include Gail's, Everyman Cinema, Morrison's, KFC, Specsavers, Greggs, Holland & Barrett, Sam's Larder and a range of independents.

## Accommodation (GIA)

The premises is arranged over the ground floor only and comprises the following approximate gross internal floor area(s):

Floor	sq ft	sq m
Ground	1,300	121
<b>Total</b>	<b>1,300</b>	<b>121</b>

## Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years as appropriate.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

## Rent

£45,000 per annum exclusive.

## Service Charge

Service charge payable by the tenant of £7 psf.

## Business Rates

Having recently completed, the property has not yet been assessed for rating purposes. Interested parties are advised to make their own enquiries with Hounslow Council.

## EPC

Certificate available upon request.

## Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate.

### Levy Real Estate:

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### Location Plan

Not to scale, indicative only.



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