

Unit 9 Tintern House, East Bradbury Way, Brentford TW8

Class E Opportunity – 495 Sq.Ft.



RETAIL

London | Consultancy | Transactions | Independent | Experienced



The Property

Situated on East Bradbury Way, adjacent to Gail's Bakery, Unit 9 is ideally situated between the bustling High Street and 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	495	46
Total	495	46

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

£15,000 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:

Greg Stalcup

T: 07825 191 239

E: greg.stalcup@levyrealstate.co.uk

James Womack

T: 07713 135 549

E: james.womack@levyrealstate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. January 2026

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealstate.co.uk

www.levyrealstate.co.uk



Unit 9 Tintern House, East Bradbury Way, Brentford TW8



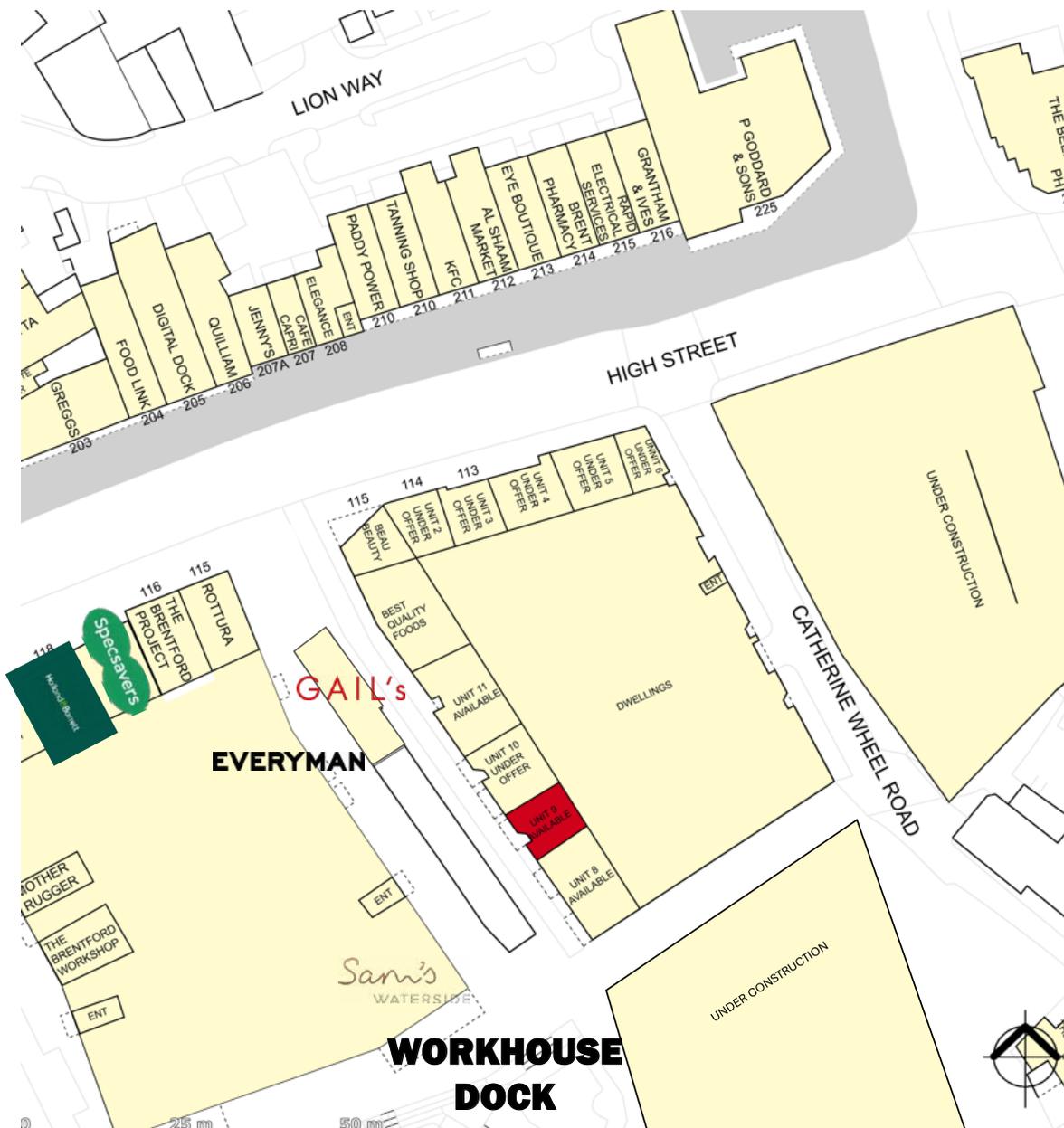
Class E Opportunity – 495 Sq.Ft.

RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location Plan

Not to scale, indicative only.



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. January 2026

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



Unit 9 Tintern House, East Bradbury Way, Brentford TW8



Class E Opportunity – 495 Sq.Ft.

RETAIL

London | Consultancy | Transactions | Independent | Experienced



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. January 2026

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

