

To Let

Unit 7 Phoenix Trade Park, Brentford, Middlesex, TW8 9PL

8,490 sq ft (788.75 sq m) GIA

- Electric concertina roller shutter loading door
- 8 Car Parking Spaces
- Trade and Warehouse Unit visible from M4
- Short term lease available



Location

Phoenix Trade Park is prominently positioned on a prominent corner of the Great West Road and Ealing Road benefitting from road frontage to both the Great West South Road and the elevated section of the M4. The estate has established itself as a popular trade location and therefore benefits from occupiers such as Screwfix, Tool Station and Benchmarx. The estate is ½ mile away from Junction 2 of the M4 and the A406 North Circular is ¾ mile away to the East, providing excellent access links to Central London and the M4 Corridor.

Description

Unit 7 provides a single storey end of terrace warehouse/ trade unit with a yard, two storey offices, the ground floor element of which provides showroom space currently.

The unit is clad in low level brick and higher level steel profile cladding. The warehouse has a clear height of 6.64m rising to a pitch of 8.34m. The unit is lit by sodium lighting and benefits from an electric concertina roller shutter loading door. Offices and toilets are provided in the two storey block built structure at the front of the warehouse. The unit benefits from 8 car parking spaces and a loading apron.

Accommodation

Description	Sq Ft	Sq M
Warehouse	6,810	632.73
Ground Floor Offices	840	78.08
First Floor Offices	840	78.08
Total GIA	8,490	788.89

Tenure

A new FRI lease for a maximum term of 3 years with mutual break clauses to be agreed and any lease is to be outside the Landlord & Tenant Act 1954.

Viewings

Strictly by prior appointment.

VAT

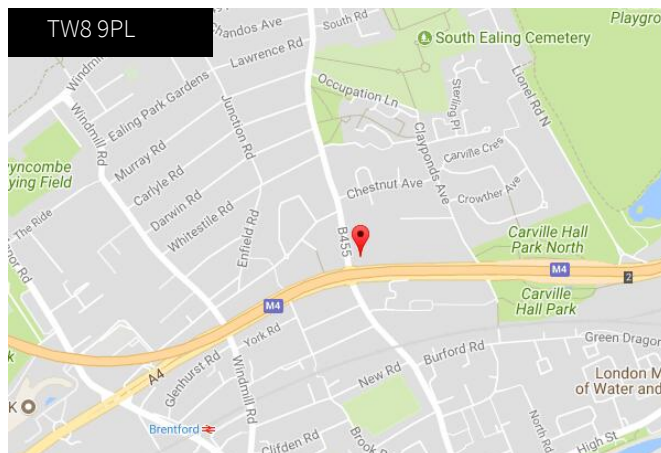
All prices, premiums and rents etc are quoted ex of VAT.

EPC

This property has been graded as 90 D.

Rent

Available on Request



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