

**UNIT 1 THE GATE CENTRE  
1 SYON LANE  
BRENTFORD  
TW8 9DD**



**TO LET 6,743 SQ FT (626.45 SQ M)  
REFURBISHED WAREHOUSE UNIT**

**12-14 Denman Street, London W1D 7HJ  
T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)**

## LOCATION

The property is located on the south side of the A4 Great West Road with access and egress directly off the A4 and Syon Lane, approximately 9 miles to the west of Central London. Syon Lane Rail Station is within 600m of the property providing a direct link to London Waterloo, Clapham Junction Twickenham and Hounslow.



## DESCRIPTION

Unit 1 is a modern, high quality industrial/warehouse premises with 24/7 access. The unit is of steel portal frame with 2 storey offices, reception kitchenette and WCs.

The warehouse benefits from a full height loading door, 6.3m internal clear height and dedicated external loading apron and parking area.

The unit has been comprehensively refurbished and is ready for immediate occupation.

## TERMS

The unit is available by way of a new lease on terms to be agreed directly with the landlord.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse and Ground floor Office	566.99	6,103
1 <sup>st</sup> floor office	59.46	640
<b>TOTAL</b>	<b>626.45</b>	<b>6,743</b>

## AMENITIES

- Newly refurbished
- Office Kitchenette
- LED lighting
- Dedicated loading yard
- 4 dedicated car spaces
- Clear internal height of 6.3m

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## BUSINESS RATES

Occupiers are invited to enquire with the London Borough Hounslow to confirm the business rates payable (0208 583 5708).

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## VIEWING

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