

THE GATE CENTRE

FULLY
REFURBISHED

A4 GREAT WEST ROAD

UNIT 1 TO LET

6,743 sq ft Prominent Industrial Warehouse

UNIT 1 | THE GATE CENTRE | 1 SYON GATE WAY | BRENTFORD | TW8 9DD



TW8 9DD



what3words.com/firm.legend.museum

GOLDEN MILE LOCATION



HEATHROW AIRPORT 8 MILES



SYON LANE STATION 2 MINUTE WALK



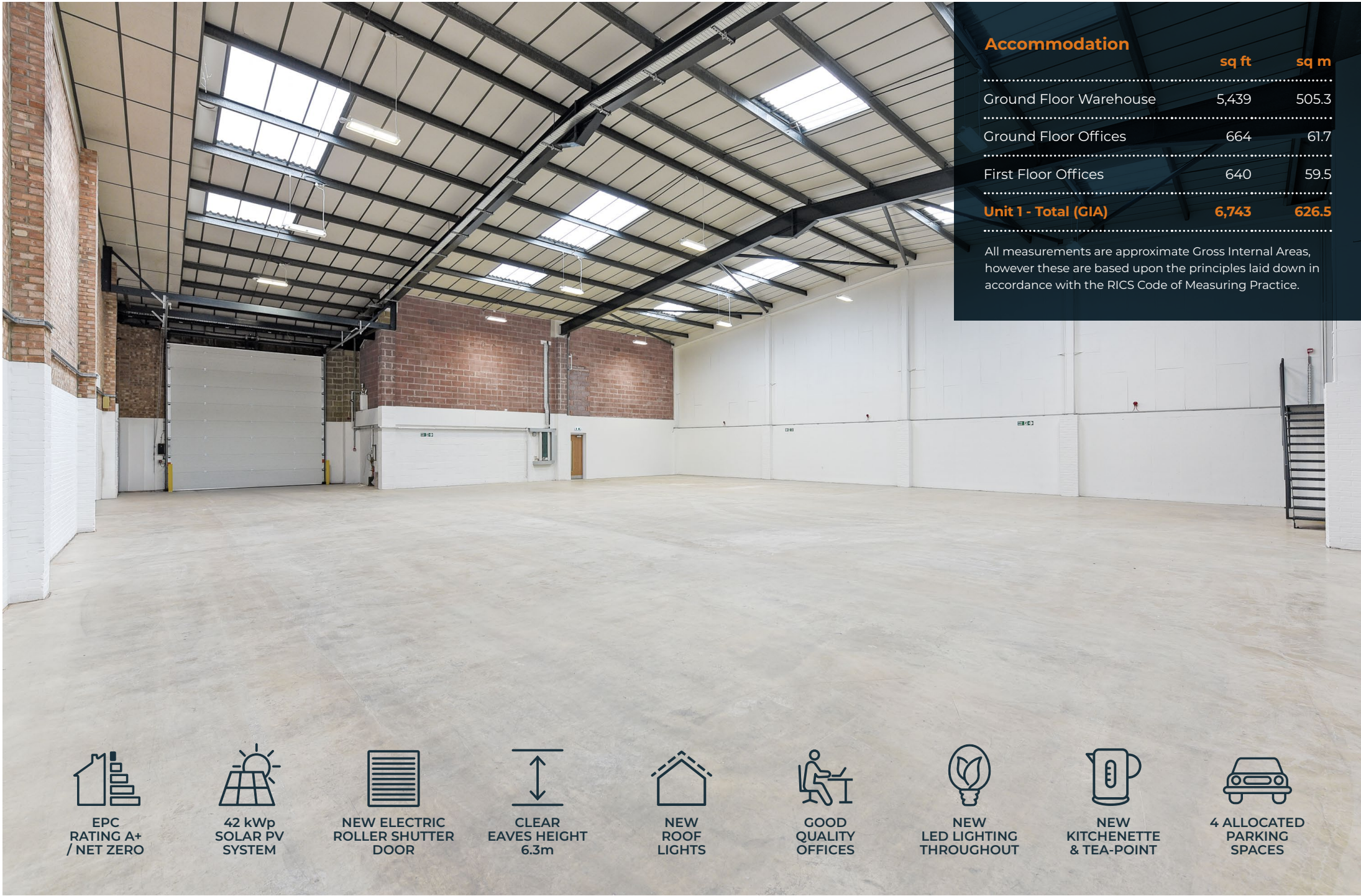
The Gate Centre is a multi-let, well-established industrial estate. It provides tenants the opportunity to join a thriving business community fronting the A4 Great West Road. The scheme is conveniently located midway between Central London and Heathrow.

The scheme is located in an established, logistics, pharma and automotive location with occupiers from these sectors well represented in the vicinity.

Public transport options are excellent, with Syon Lane station approximately 600 meters away, offering a direct link on the South Western Railway to London Waterloo, enhancing accessibility for employees and clients alike.

The area is home to notable occupiers, including Sky TV, Sega, JC Decaux, Berry (BMW), DFS, Tesco, Renault West London and Access Self Storage, highlighting its significance as a bustling industrial centre.





Accommodation

	sq ft	sq m
Ground Floor Warehouse	5,439	505.3
Ground Floor Offices	664	61.7
First Floor Offices	640	59.5
Unit 1 - Total (GIA)	6,743	626.5

All measurements are approximate Gross Internal Areas, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.



EPC RATING A+ / NET ZERO



42 kWp SOLAR PV SYSTEM



NEW ELECTRIC ROLLER SHUTTER DOOR



CLEAR EAVES HEIGHT 6.3m



NEW ROOF LIGHTS



GOOD QUALITY OFFICES



NEW LED LIGHTING THROUGHOUT



NEW KITCHENETTE & TEA-POINT



4 ALLOCATED PARKING SPACES



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Service Charge

Details upon application.

Terms

The unit is available on a new Full Repairing & Insuring Lease for a term to be agreed.

Rental

Upon application.

VAT

The property has been elected for VAT.

Business Rates

Occupiers are invited to make their own enquiries with the London Borough of Hounslow (0208 583 5708).

EPC

EPC Rating A+ / Net Zero.

M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at www.commercialleasecode.co.uk

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