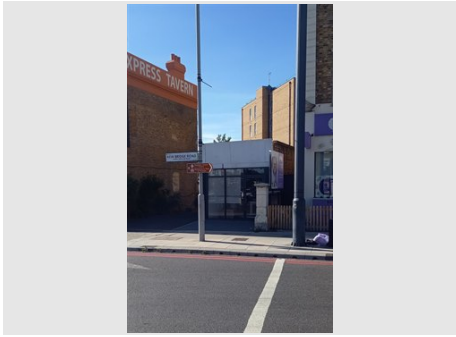
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

56B KEW BRIDGE ROAD, BRENTFORD, TW8 0EW



SUMMARY

- **382 sq ft (35.50 sq m)**
- **Prominent Location**
- **E Class Use**
- **To Let**
- **Rent: £28,000 per annum excl.**
- **Available on a new FRI lease on a term to be agreed.**

AMENITIES

- **Car Parking Space**
- **Forecourt Area**
- **Prime Position**
- **Ready To Fitout**
- **WC Facilities**

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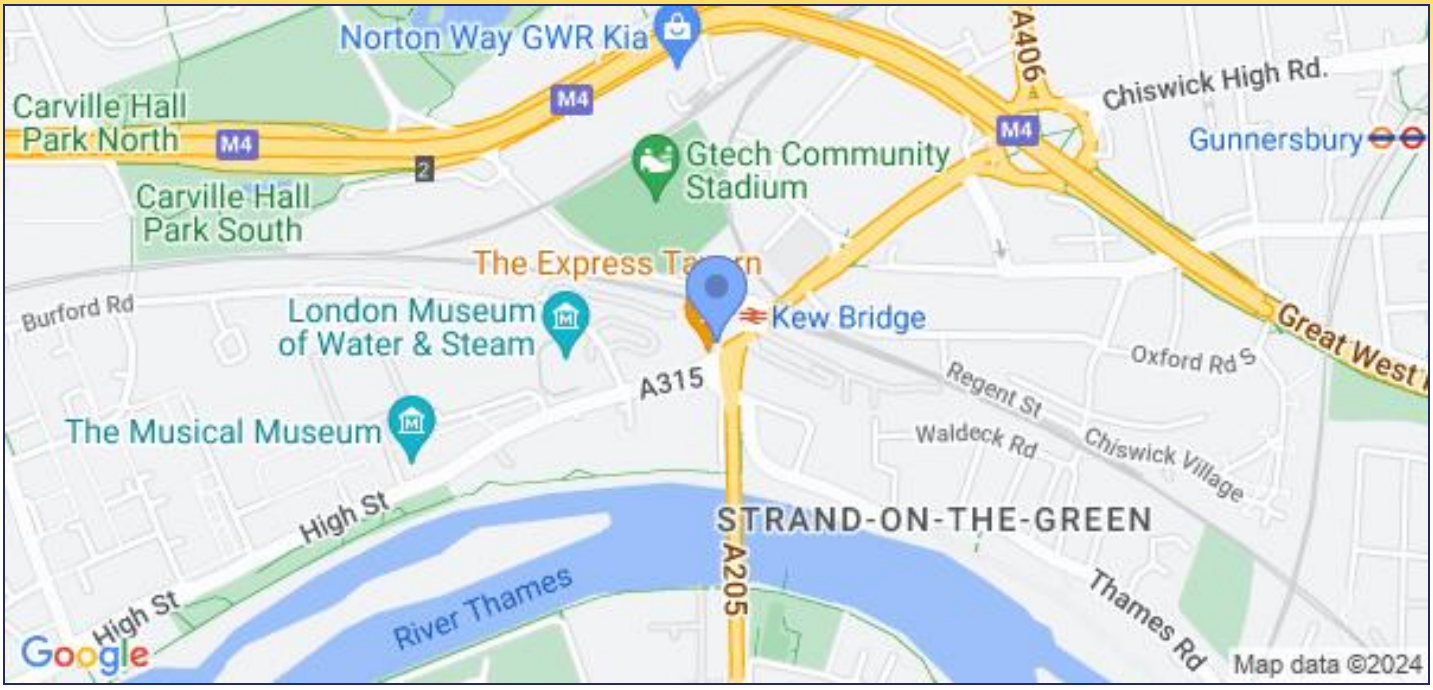
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Brentford is located approximately 8 miles west of Central London within the Borough of Hounslow and benefits from excellent transport links via the Southwest Trains Service (direct link to Waterloo from Kew Bridge) and the M4 Corridor. The area around Kew Bridge has undergone major redevelopment in recent years to include the St George residential scheme and Brentford FC's new ground. The property is conveniently situated moments from the River Thames, on the M4 junction where Kew Bridge Road joins the High Street and South Circular. Local amenities include One Over The Ait, The Roastery, Sainsbury's Local and Costa Coffee.

DESCRIPTION

This excellently located single storey unit provides a unique opportunity to lease premises at the junction of the South Circular and A315, opposite Kew Bridge. The premises provide a regular shape unit ready to take a tenants fitout. In addition the property comes with a designated car parking space and a private forecourt.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	382 sq ft (35.50 sq m)
Total	**382 sq ft (36 sq m)**

LEASE / TERM

Available on a new FRI lease on a term to be agreed.

RENT

£28,000 per annum excl.

RATES

The property is listed on the VOA website as having a Rateable Value of £8,300. A tenant may benefit from Business Rates exemption, but will ned to make their own enquiries.

VAT

VAT is not applicable

EPC RATING

D (79)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4757. Date: 2024