



MIXTURE OF LIGHT INDUSTRIAL, RETAIL AND OFFICES
TO LET £60,000 - £120,000 PER ANNUM
WESTLINK HOUSE 981 GT.WEST RD BRENTFORD TW8 9DN

 **Willmotts**
The Complete Property Service
020 8748 6644

- INDIVIDUAL OFFICE/LIGHT INDUSTRIAL/RETAIL UNITS AVAILABLE TO LET
- EXCELLENTLY LOCATED ON THE BUSY A4, KNOWN AS THE GOLDEN MILE
- DEDICATED PARKING ON SITE BY ARRANGEMENT
- UTILITIES, SERVICE CHARGE AND WI-FI ALL INCLUSIVE
- FREE SHUTTLE SERVICE TO/FROM OSTERLEY UNDERGROUND STATION (PICCADILLY LINE)

Location

The building is conveniently located on the southern side of the Great West Road (A4) in Brentford, just 0.3 miles south of Boston Manor Park. The area comprises mainly industrial and office buildings, with notable operators nearby including Safestore, DHL, Currys, and DFS.

Chiswick roundabout is 1.8 miles to the east which connects the South Circular (A205), the North Circular (A406), Great West Road (A4) and Junction 2 of the M4. Heathrow Airport is a 15-20 minute drive from the property.

Syon Lane and Brentford Stations (Southwestern Railway) are both 0.5 miles from the property. There is a free shuttle bus service to and from Osterley underground station (Piccadilly Line). West Cross Way (Stop G) is directly outside (H91 Bus)

Description

Westlink House is an iconic art deco building with three ground floor commercial units offered for lease, ranging from 2,000 to 4,000 sq. ft. Light industrial, office and retail use will be permitted. They benefit from raised flooring, air conditioning, a receptionist, 24-hour fob access and periodic cleaning. On-site amenities include break-out lounges, a café, and an outdoor roof terrace. On-site parking is available by arrangement. Utilities, service charge and Wi-Fi are all-inclusive within the quoting rent.

Unit C lends itself well to a light-industrial or storage space but could be configured into an office. It is accessed through a self-contained entrance to the rear of the building.

Unit D is the largest unit, accessed directly from the front of the building. It is a spacious open-plan space with good ceiling heights, excellent natural light, a kitchenette, and demised unisex WCs. There is a mezzanine floor towards the rear.

Unit E is a road-facing, and there may be an external advertising opportunity with views from the busy A4. It is accessible from the front of the building.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy performance certificate has a rating of D(91). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of Unit C £17,000, Unit D £44,750, and Unit E £42,500; however, interested parties should make their own enquiries as to the rates payable

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Unit	Sq Ft	Sq M
C	2,000	185.81
D	4,000	371.61
E	3,000	278.71
Total	9,000	836.13

Rent

£30.00 per sq. ft. inclusive of utilities, service charge and Wi-Fi but exclusive of VAT and business rates.

Legal

Each party to bear its own legal costs.

VAT

The property has been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

**RICS**the mark of
property
professionalism
worldwide





Viewing

By appointment only via landlord's agent: Willmotts Chartered Surveyors.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents>

FV900APR24



The Complete Property Service

020 8748 6644