

FREEHOLD FOR SALE

DETACHED SELF-CONTAINED INDUSTRIAL PREMISES



17,403 SQ FT
(1,616.78 SQ M)



- RARE FREEHOLD OPPORTUNITY
- OF INTEREST TO OWNER OCCUPIERS, DEVELOPERS & INVESTORS
- SUITABLE FOR A VARIETY OF BUSINESS USES

- LONG ESTABLISHED WEST LONDON BUSINESS LOCATION
- POTENTIAL DEVELOPMENT OPPORTUNITY STPP*
- GOOD COMMUNICATIONS / TRANSPORT LINKS

125 Harlequin Avenue, Brentford, Greater London, TW8 9EW

Vokins Chartered Surveyors

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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

*STPP = Subject to Planning Permission



125 Harlequin Avenue, Brentford, Middlesex, TW8 9EW

LOCATION

The building is situated in Harlequin Avenue, directly off the Great West Road (A4), in Brentford, just off the heart of the section known as the “Golden Mile”. Local occupiers include Worley Parsons, EMC, Sega, GlaxoSmithKline, Sky, JC Decaux, Barratt London, amongst others.

The premises are approximately 7.5 miles from Central London and 7.5 miles from Heathrow airport. Brentford town centre is approximately half a mile distance.

Syon Lane British Rail Station is less than 10 minutes’ walk from the subject property. Boston Manor underground station (Piccadilly Line) is the nearest London underground station, which is approximately 5 minutes’ drive from the property.



M4 - Brentford	1.8 miles
North Circular – Chiswick	1.8 miles
M25 – Heathrow	6.5 miles
Heathrow Airport	8.5 miles



Syon Lane (British Mainline)	0.4 miles
Brentford (British Mainline)	0.5 miles
Osterley (Piccadilly)	1.5 miles
Boston Manor (Piccadilly)	1 mile

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THE PROPERTY

The property comprises a detached self-contained former factory premises which was originally built in the 1930s in the period to follow the original construction of the Great West Road.

The building is constructed of two-storey brick to the front elevation incorporating metal windows, with a steel portal frame to the original factory space. There are two roller shutter access doors at each end of the property, and a separate pedestrian entrance.

The property is situated within a site comprising approximately 0.35 acres (0.14 hectares) which is rectangular in shape. The gross frontage onto Harlequin Avenue is in excess of 60m, which is tarmacked and delineated to provide car parking spaces.



The property offers the following accommodation:-

Floor / Suite	Area sq. ft.	Area sq. m.
Ground Floor Warehouse	13,811	1,283.1
First Floor Offices	3,592	333.74
TOTAL	17,403	1,616.85

In addition, there is a mezzanine of circa 1,182 sq. ft. (109.8 sq. m.)

- Two loading doors
- Separate pedestrian entrances
- First floor offices
- c. 25 – 30 car parking spaces
- 3.5m minimum eaves height in warehouse
- Separate Male & Female WCs
- Kitchen areas

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TERMS

The building will be sold with a new effective FRI lease to the current occupier for a term of 2 years at a rent of £225,000 pax, to contain tenant's option to determine at any point after the first 9 months of the term upon the service of not less than 1 months' notice. This is to allow the owner to relocate their business from the site.

PRICE

Offers are invited in excess of £3,500,000 (three million, five hundred thousand pounds) for the freehold.

VAT

VAT is applicable.



RATES

The Rateable Value of the property is £112,000.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

EPC

An EPC has been commissioned. Details available from the agents.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through prior arrangement with sole agent Vokins.

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