

# TO LET

STORAGE | DISTRIBUTION | WORKSHOP

**MJFINN**  
COMMERCIAL

020-8995 5678



## 2 HARLEQUIN AVENUE, BRENTFORD TW8 9EW

5,080 sq.ft. (472 sq.m.)

**Description:** This detached building with B8 Use is ideal for storage, distribution or as a workshop. Threshold stairway leading up to the entrance door and lobby with staircase to upper level. Arranged mainly over the ground floor (full CH 20'6) plus part first floor mezzanine providing open plan offices with natural light, staff room, storage and W.C with shower cubicle. Recessed vehicular loading bay (extending 23'6 from pavement line, 11'3 wide) with brick riser (3ft) to roller shutter access (W: 8'6 | H: 11'6). Perimeter parking for up to 10 cars including shallow rear yard.

**Location:** Harlequin Avenue runs north off the Great West Road (A4), 100m east of its junction with Syon Lane (B454)/Gillette Corner. This prominently positioned detached building is situated within 50m of the traffic light junction with the Great West Road and adjacent to Parkhill House Services Apartments - refurbished by Charles Hope in 2022. Conveniently located, ¼ mile south, for Syon Lane (Southwestern Railway) mainline station into Waterloo and affords easy road access into and out of Central London via A4/M4. Bus routes serve the area. The property benefits from an off street loading bay and perimeter parking, plus derestricted parking available along Harlequin Avenue.

### FLOOR

Ground Floor (GIA)	3,640	338
Mezzanine (GIA)	1,440	134
Loading Bay + Rear Yard	-	-
<b>TOTAL</b>	<b>5,080 sq. ft.</b>	<b>472 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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## Features:

- Flexible short term arrangement
- Storage | Distribution | Workshop
- Loading bay - raised access
- Perimeter parking for up to 10 cars
- Part gas CH and part air heating
- Ample storage throughout
- Rear access and yard/parking
- Good natural light
- Easy road access & loading
- To Let - New Lease

## Terms:

A new internal repairing lease for a term of 3 - 5 years. To be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended. A rental deposit will be required.

## Area:

5,080 sq. ft. (472 sq. m.)

## Rent:

£75,000 per annum exclusive.

## Service Charge:

TBC - Reimbursement of the Landlord's costs to include Building Insurance premium.

## Rates:

Please contact the London Borough of Hounslow. Rateable Value: £36,000 (2023).

## EPC:

Pending ( )

## VAT:

VAT is not applicable.

## Legal Costs:

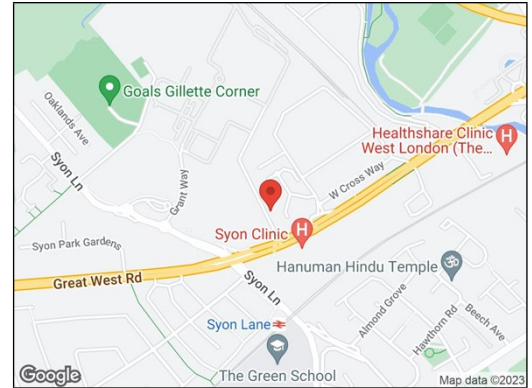
Each party to be responsible for its own costs in this transaction.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Apr-24

**CONTACT US**  
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