

# QUALITY MODERN BUILDING WITH WATERSIDE VIEWS

COMPRISING OFFICES, ANCILLARY DESPATCH / STORAGE SPACE

# WATERWAY HOUSE

BRENTWATERS BUSINESS PARK  
THE HAM  
BRENTFORD  
MIDDLESEX  
TW8 8HQ



**TO LET** 12,005 Sq.ft. (1,115 sq.m.)



## LOCATION

The property is located in The Ham, off the A315 High Street in Brentford town centre.

Brentford is located approximately 8 miles west of Central London and 8 miles east of Heathrow Airport. As a location, it offers good road communications via the Great West Road (A4), South Circular Road (A205) and North Circular Road (A406), which provide easy access to the national motorway network (M4, M3, M25 and M40).

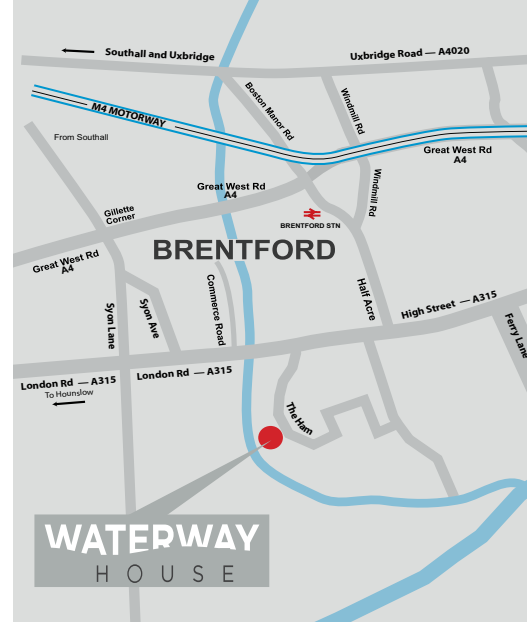
There are bus routes which pass along the High Street, and there is a bus depot in nearby Commerce Road. Brentford mainline train station is approximately 10 minutes walk from the property.

## DESCRIPTION

The property was built in the late 1980s and comprises a two storey building with brick elevations and pitched profiled metal roof, forming part of a small terrace overlooking the River Brent / Grand Union Canal to its rear elevation. The offices are accessed via a spacious reception, and provide good natural light. The building offers a combination of open plan and private offices together with useful ground floor ancillary despatch / storage and packaging space, with two loading doors.

## AMENITIES

- Comfort cooling
- On-site car parking in secure courtyard
- Ground floor reception area
- Large fitted kitchen
- Suspended ceilings and Cat II lighting
- Floor boxes
- Central heating
- Good natural light
- Security bars to ground floor windows
- Glazed loading doors
- Passenger lift



## ACCOMMODATION

Approximate gross internal floor area is as follows:-

Floor	Area Sq ft	Area Sq m
Ground	5,880	546
First	6,125	569
	12,005	1,115

## TERMS

A new FRI lease is available; terms upon application.



## VIEWING

By appointment with joint agents:



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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.