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BRIDGE RISE  
BRENTFORD

TW8



# Kew Bridge Rise, Capital Interchange Way, Brentford - Commercial Units



## Ground



## First



**Location:** Kew Bridge Rise is situated just north of Chiswick High Road (A205) on the boarder of Chiswick and Brentford. Kew Bridge Station (South Western services to London Waterloo) is moments to the west of the scheme and Gunnersbury Station (Overground and District Line) is ten minutes walk to the east. Gtech Community Stadium, which is the home of Brentford FC and London Irish RFC, is moments to the west.

The Kew Bridge Rise development is an exciting new scheme which will provided over 441 new homes, and will have 9,500 sq ft of commercial space. The scheme is part of the Brentford Redevelopment Cluster alongside the redevelopment of Brentford FC's stadium and other schemes on Capital Interchange Way and Great West Road.

**Description:** The scheme sits immediately north of Brentford Fountain Leisure Centre on the east side of Capital Interchange Way. All units are being handed over in shell and core condition, with shop fronts installed and benefit from an extensive area for external seating.

The available units all benefit from Class A1, A2, A3 and B1 uses, while the nursery has Class D1 use, other uses will be considered subject to planning.

**Accommodation:**

- Unit A: 2,798 sq ft (260 sq m)
- Unit B: 863 sq ft (80 sq m)
- Unit E1: 926 sq ft (86 sq m)
- Unit E2: 1,603 sq ft (149 sq m)
- Nursery: Let to Monkey Puzzle Day Nurseries

\* Please note all sizes are subject to measurement once the works have been completed.

**Lease:** New leases are being offered direct from the landlord on a term to be agreed.

**Rent:** On application

**Service Charge:** TBC

**Business Rates:** The units are under construction and have not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Hounslow.

**EPC:** Available upon request

**VAT:** VAT will be applicable on all rents, service charge rents and insurance rents.

**Viewing:** By appointment with sole agents Niek Co..

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