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BRENTFORD
COMMUNITY
STADIUM,
TW8



Brentford Community Stadium - Apo Kew Bridge, Commercial Units



Location: The Brentford Community Stadium is situated just north of Chiswick High Road (A205) on the border of Chiswick and Brentford. Kew Bridge Station (South Western services to London Waterloo) is immediately to the south of the scheme and Gunnersbury Station (Overground and District Line) is ten minutes walk to the east.

The Brentford Community Stadium development is an exciting new scheme which has already provided over 700 new PRS homes, and will have 1,200 sq m of commercial space, a 160 bedroom hotel as well as the 17,250 seater stadium. The stadium is home to Brentford FC.

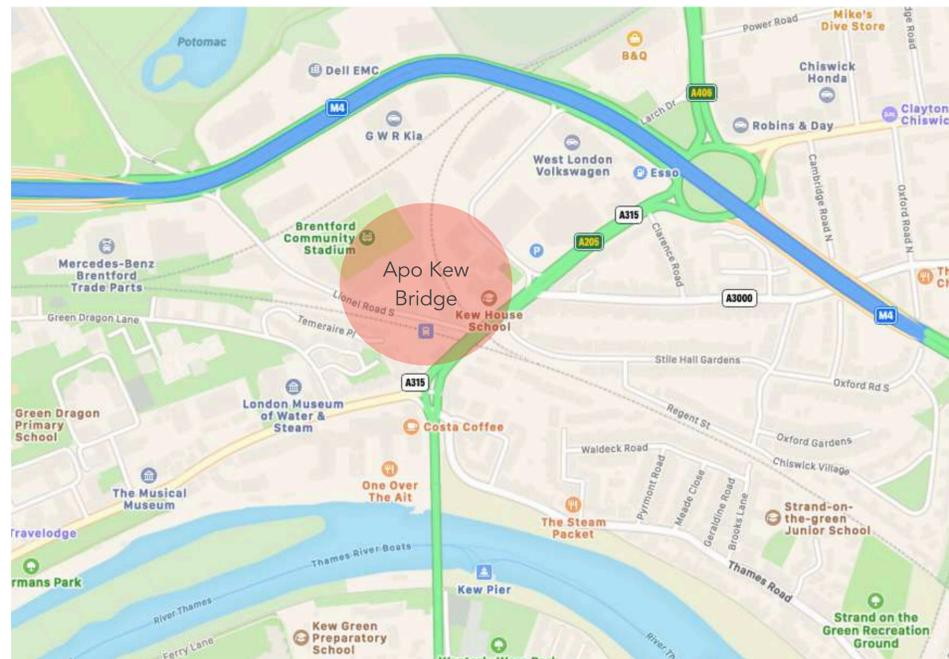
Description: The available units are situated in the first phase of the development known as Apo Kew Bridge, which is located between the stadium, Kew Bridge Station and Chiswick High Road. All units are being handed over in shell and core condition, with shop fronts installed and benefit from an extensive area for external seating.

The available units all benefit from Class A1, A2, A3, A4, D1 and D2 uses.

Accommodation:

- Unit F0-01: 1,991 sq ft (185.0 sq m)
- Unit F0-03a: Let to Co-Op
- Unit F0-03b: 560sq ft (52 sq m*)
- Unit E0-01: Under offer

* 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..

Contact: Max Taylor-Smith
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| | District Line (14 min walk) | | M4 (0.5 miles) |
| | Gunnersbury (14 min walk) | | Kew Bridge Station (1 min walk) |

"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."