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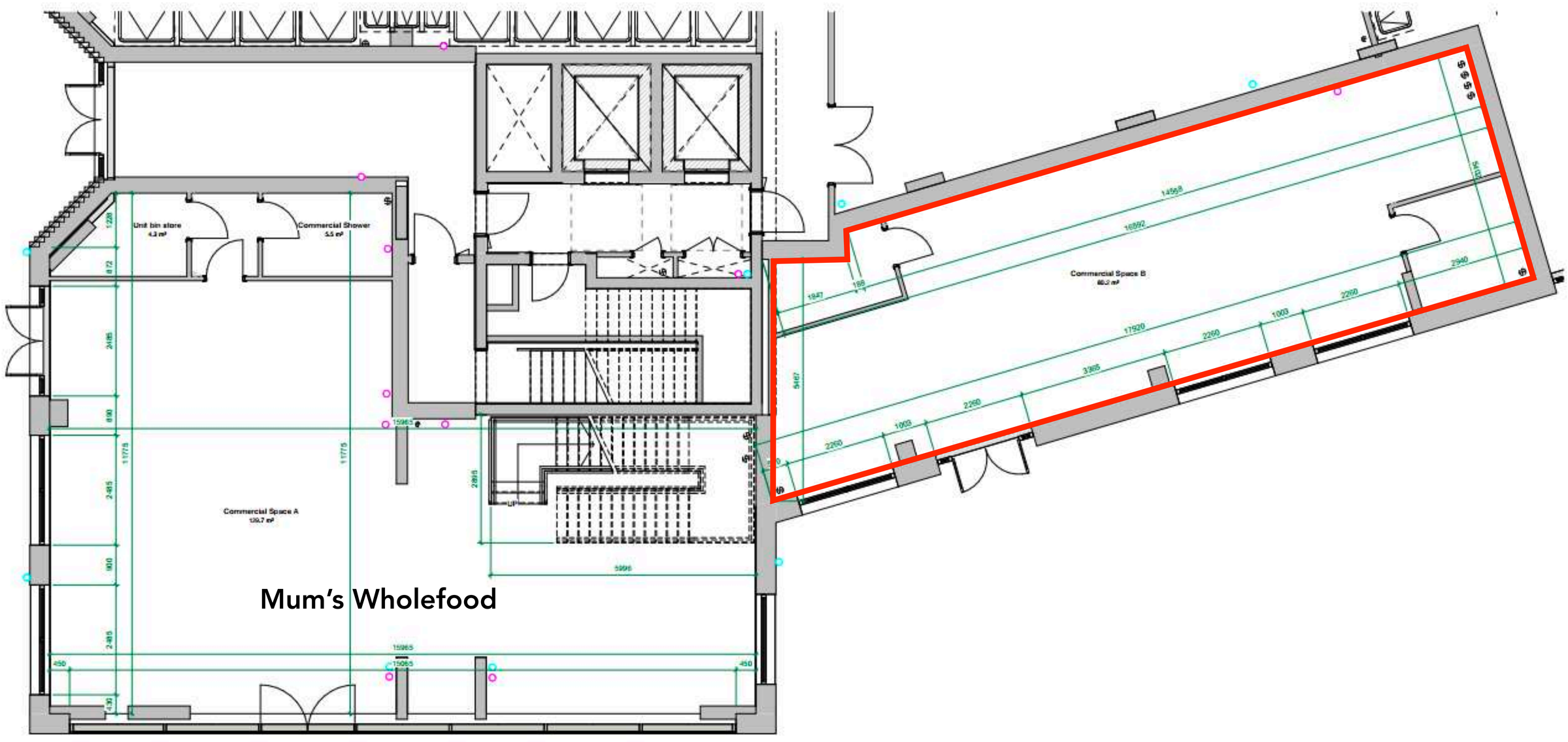
KEW BRIDGE RISE BRENTFORD

TW8

FINAL UNIT TO LET



Kew Bridge Rise, Capital Interchange Way, Brentford - Final Commercial Unit To Let



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Ground







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, 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. The unit is being handed over in shell and core condition, with shop fronts installed.

The available unit benefits from Class A1, A2, A3 and B1 uses,.

Accommodation:
Unit A: Mum's Whole Food
Unit B: 863 sq ft (80 sq m)
Unit E1: Tale Design Talent Agency
Unit E2: Mum's Whole Food
Nursery: Monkey Puzzle Day Nurseries

* Please note all sizes are subject to measurement

Lease: A new lease is being offered direct from the landlord.

Price: On application

Service Charge: TBC

Business Rates: The unit has 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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District Line (10 min walk) | Overground (10 min walk) | M4 (0.5 miles) | Kew Bridge Station (2 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."

RICS