



# PRINTMAKERS YARD, HIGH STREET, BRENTFORD TW8

Eight commercial units available  
ranging from 605 – 3,889sqft



**PRINT  
MAKERS  
YARD**  
BRENTFORD WATERSIDE

# EIGHT GREAT UNITS FOR EIGHT GREAT OCCUPIERS

Ground floor units, with flexible use, being offered in shell condition, to include screeded floors, glazing and capped services (electric and water) – eight units totalling 17,483sqft





# COMMERCIAL SUMMARY

## Commercial Offering

**Ground floor units** being offered in **shell condition**, to include screeded floors, glazing and **capped services** (electric and water) – 8 x units totalling 17,483sqft

## Well Connected

Units are nestled on **Brentford High Street**, just a **10-minute walk** to **Brentford Station** (National Rail)

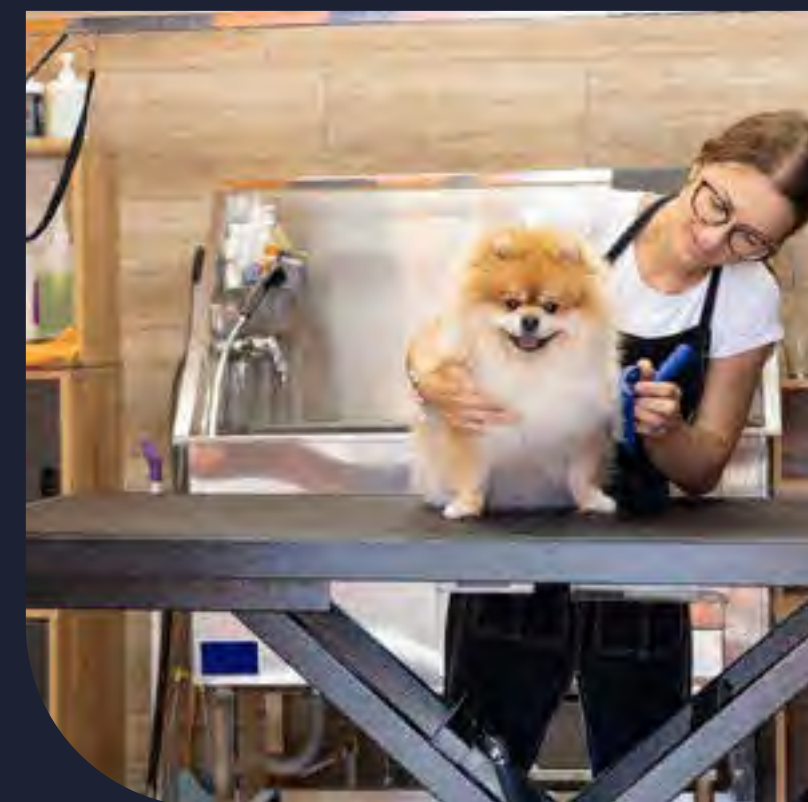
## Overall Scheme

The development is being delivered by **Fairview New Homes** in partnership with Latimer and will deliver **333-new apartments**, fronting the **Thames Path**

## Terms

Units are available both for **lease** and **sale**, starting at **£271psf** for **sale** and **£24psf** to **rent** – see full pricing schedule on page 04

# BE A PART OF THE CHANGE



# AVAILABILITY OVERVIEW

Unit	Class	NIA sqft	Rent (PAX)	£ psf	Sale Price	£ psf	Availability
1	Class E	2,921	£87,500	£30psf	£950,000	£325psf	Available
2	Class E	3,889	£116,650	£30psf	£1,265,000	£325psf	Available
3	Class E(g)	3,069	£75,000	£24psf	£850,000	£277psf	Available
4	Class E(g)	2,678	£65,000	£24psf	£725,000	£271psf	Available
5	Class E(g)	1,073	£29,500	£27psf	£335,000	£312psf	Available
6	Class E(g)	1,356	£37,500	£28psf	£420,000	£310psf	Available
7	Class E(g)	605	£19,500	£32psf	£220,000	£364psf	Available
8	Class E	1,893	£55,000	£29psf	£575,000	£304psf	Available

## Tenure

Properties to be sold by way of a new 999-year virtual freehold interest or rented on new FRI leases

VAT is not applicable on the price. Service charges, business rates and utilities are to be paid by the tenant

# SITE PLAN

BRENTFORD HIGH STREET



THE THAMES PATH

THE THAMES PATH

# LOCATION

Units will be **accessed directly** from **Brentford High Street** and the **Thames Path**, benefitting from **regular passing trade** from both residents and commercial occupiers.

The units will **benefit** from a captive and **affluent catchment** as follows:

- **24,102 people** within a **5-minute drive** & **289,804 people** within a **10-minute drive**
- **Brentford Town Centre** boasts a retail catchment of 56,055 people
- **65% of households** are categorised within the most **affluent ABC1 social grades** (National Average of 53%)





## BUSINESS RATES

Exact figures will only be available once the property has been rated by the VOA. Occupiers should make their own enquires with Hounslow Council for more accurate estimates.

## FLOOR PLANS

A detailed set of floor plans available on request

## VAT

The units have not been elected for VAT, and therefore VAT is not applicable on the sale or rental price

## VIEWINGS

Contact sole agents, Henshall & Partners to arrange internal inspections. Note that the properties are still under construction with first completions in late 2025.

# GET IN TOUCH



**EMAIL** [info@henshallandpartners.co.uk](mailto:info@henshallandpartners.co.uk)

**CALL** + 44 (0)20 7125 0377

**WHATSAPP** +44 (0)77 3730 1149

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