



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)

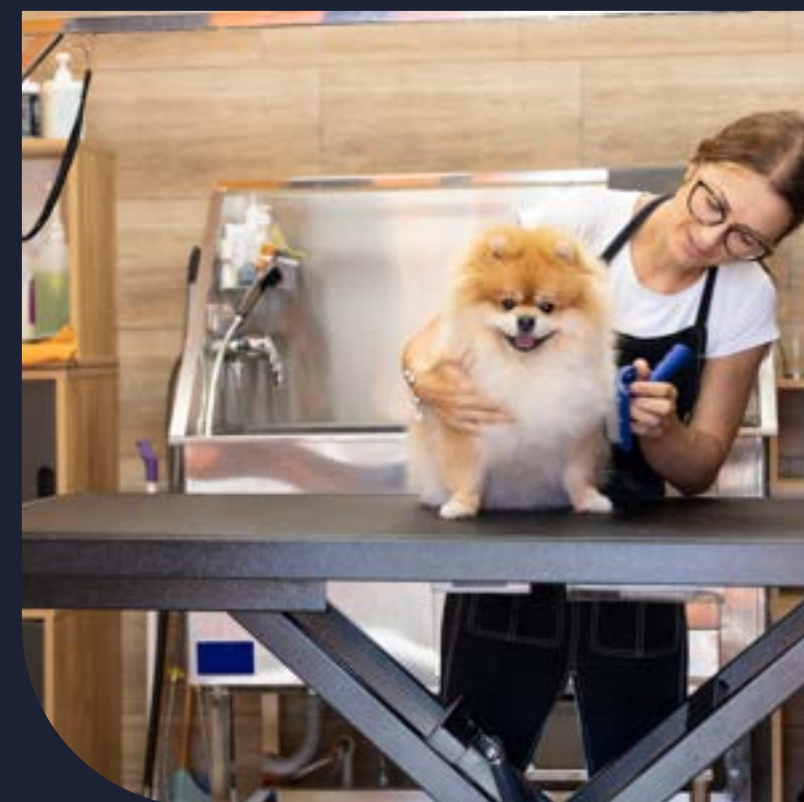
Overall Scheme

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

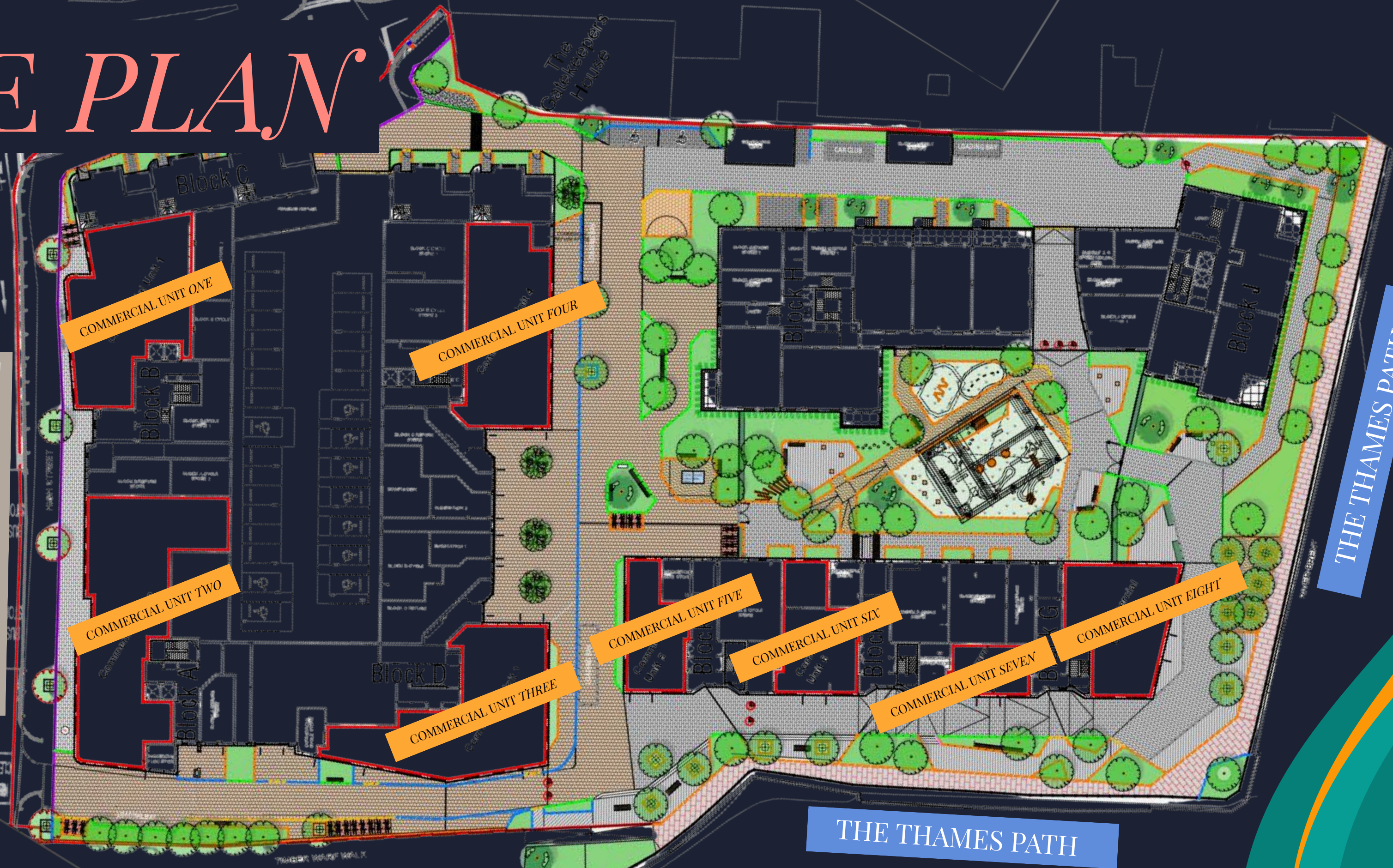
Tenure

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 appliable 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



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