

Prime High Street Retail opportunity

£65,000 per annum exclusive
2,225 sq ft

Unit 3 Tintern House, High Street, Brentford TW8

- Prime High Street location
- Excellent daily footfall
- Shell & core, ground floor retail opportunity
- Nearby occupiers include Gails, Specsavers, Holland & Barrett, Level Out and Everyman Cinema
- Ten-minute station walk
- Glazed frontage



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Contact & Viewings

Greg Stalcup

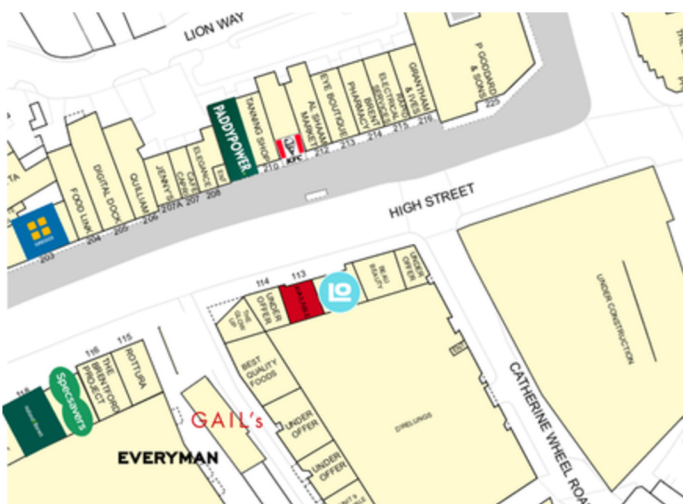
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The Property

Prominently located on the High Street in Brentford, at the junction with Catherine Wheel Alley, Unit 3 is the final retail/leisure unit at Tintern House, a new build residential scheme. The unit is within a 10 minute walk of Brentford Station, connecting to London Waterloo, and an extensive local bus network.

The unit benefits from excellent footfall, with 876 new high- end apartments forming part of the scheme. There is a wider catchment population of 390,000, and a programme of events put on throughout the year drawing people to the area.

Internally the premises will be delivered in shell condition with 3-phase power and benefits from 4.5m - 4.8m ceiling height and prominent glazed frontage.

Nearby occupiers include Gail's, Everyman Cinema, Morrison's, Level Out, KFC, Specsavers, Greggs, Holland and Barrett, Sam's Waterside and a range of independents.

Business Rates

The premises is yet to be assessed for rating purposes. Interested parties are advised to make their own enquiries with Hounslow Council's Rating Team.

Rent

£65,000 per annum exclusive

Accommodation

The premises is arranged over ground floor only and comprises the following net internal floor areas:

Floor	sq ft	sq m
Ground	2,225	206
Total	2,225	206

Service Charge

£7 psf for 2026/27

EPC

Certificate available upon request.

Tenure

The property is available by way of new fully repairing and insuring leases for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.