# WAREHOUSE / INDUSTRIAL UNIT WITH FIRST FLOOR STORAGE AND CAR PARKING

**TO BE REFURBISHED**

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## Unit 56 Waterside Trading Centre

**Trumpers Way, Hanwell, London W7 2QD**

**5,806 sq. ft.**
**(539.4 sq. m.)**

# Unit 56 Waterside Trading Centre, Trumpers Way, Hanwell, London W7 2QD

## Location

The Waterside Trading Centre is an established industrial estate comprising a variety of business units, located directly off Trumpers Way, which is to the south-west of Boston Road (A3002) in Hanwell, W7.

The A4020 Uxbridge Road is approximately ½ mile to the north and the A4 Great West Road is approximately 2 miles away to the south.






| | |
|---|---|
| A4 – Great West Road | 1.8 mile |
| A40 – Western Avenue | 4.6 miles |
| Heathrow Airport – Terminal 4 | 8.7 miles |
| M40 – Junction 1 | 10.0 miles |

| | |
|---|---|
| Boston Manor (Piccadilly Line) | 1.2 miles |
| Hanwell (British Mainline) | 1.2 miles |
| Northfields (Piccadilly Line) | 1.6 miles |
| Brentford (British Mainline) | 1.9 miles |

# Unit 56 Waterside Trading Centre, Trumpers Way, Hanwell, London W7 2QD

## The Property

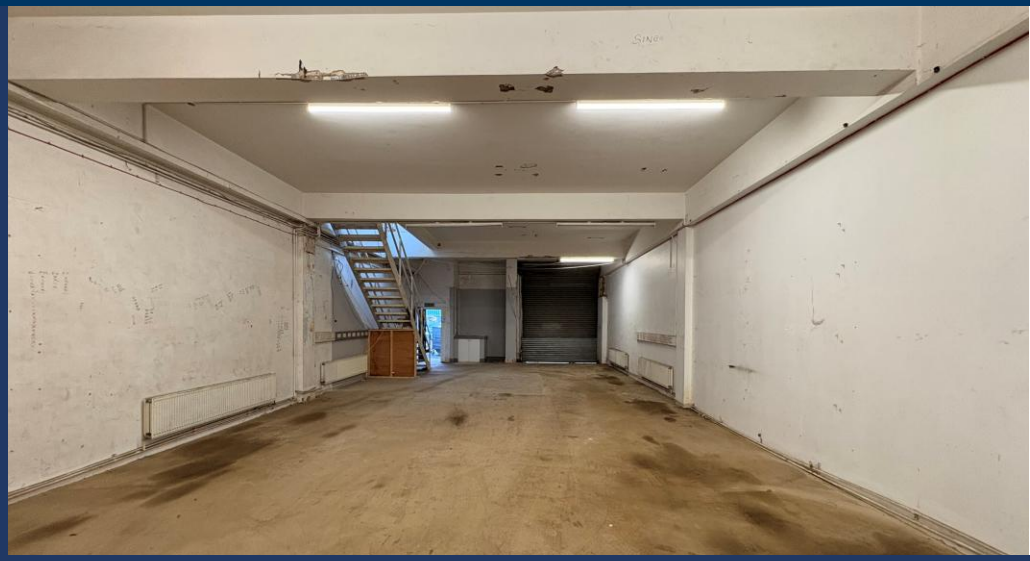
Unit 56 comprises a secure two storey mid-terraced light industrial / warehouse accommodation with a single loading door fronting the unit and separate pedestrian access. The unit benefits from three phase power, WCs and car parking provisions.

## Accommodation

The property offers the following approximate Gross External Accommodation

| Floor - Area | Sq. Ft. | Sq. M. |
|---|---|---|
| Ground Floor – Warehouse | 3,127 | 290.51 |
| First Floor Mezzanine | 2,679 | 248.97 |
| **TOTAL** | **5,806** | **539.48** |





## Amenities

The property benefits from the following amenities:

- **Roller shutter loading door**
- **Separate pedestrian access**
- **External car parking**
- **Three phase power**
- **Concrete first floor storage/office area**
- **WCs**
- **24-hour access**
- **Suitable for a variety of business uses**
- **Located within well established West London industrial estate**

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## Leasehold

A new FRI lease is available for a term to be agreed.

Rent: **£87,000 + VAT per annum exclusive**. (Full refurbishment)

## Freehold

A Freehold sale may be considered.

OIEO: **£1,500,000 + VAT.**

## Rates

According to the Valuation Office Agency, the rateable value of the property is £69,000.

Transitional adjustments may apply – All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority, before acting upon this information.

## Service Charge

A service charge may be applicable in relation to the common areas of the estate.

## VAT

VAT is applicable.

## Legal Costs

Each party to bear their own legal costs.



## Energy Performance Certificate

Rating: D (78) – A new EPC will be commissioned following refurbishment.

## Viewing

Strictly through prior arrangement with sole agent Vokins.

**Misrepresentation Act 1967**
Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

**Anti Money Laundering Legislation**
In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. August 2026.

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