

**WAREHOUSE / BUSINESS UNITS WITHIN GATED SELF-CONTAINED
SITE IN WEST LONDON – CURRENTLY USED AS SELF STORAGE CENTRE**



Hanwell Works

145-147 Boston Road, Hanwell, London, W7 3SA

42,125 sq. ft. (3,913.51 sq. m.)

May split from 9,662 sq. ft. (897.62 sq. m.)

Hanwell Works, 145-147 Boston Road, Hanwell, London, W7 3SA

Location

The property is located on the eastern side of Boston Road (A3002), about 0.25 miles from Hanwell Town Centre in the London Borough of Ealing. It is located approximately 8 miles west of Central London and 9 miles east of Heathrow Airport. The A4020 is about 0.25 miles to the north, and the A4 Great West Road is around 2 miles to the south.

The nearest rail station is Hanwell (Elizabeth Line), about a 15-minute walk away and provides fast rail services to London Paddington and Central London to the East and Reading to the west. Boston Manor Tube Station (Piccadilly Line) is about 1 mile to the south in addition to local bus routes.

The property enjoys main A-road frontage onto Boston Road.



A4 – Great West Road	1.8 miles
M4 – Junction 1 Brentford	2.7 miles
A40 – Western Avenue	3.5 miles
Heathrow Airport	6.5 miles
Boston Manor (Piccadilly Line)	1.1 miles
Hanwell (Elizabeth Line)	0.9 miles
Northfields (Piccadilly)	1.7 miles
Brentford (British Mainline)	2.1 miles

The Property

Hanwell Works was originally constructed as 3 separate distribution/ business units. Each unit is constructed of brick elevations with a steel portal frame, concrete floor and profile clad insulated roofing, incorporating translucent roof lights.

The units are constructed around a central yard, within a secure gated site and each unit has its own loading doors and separate pedestrian access. Circa 32 car parking spaces are available.

Accommodation (GEA)

Unit	Floor Area (GEA)	Sq. Ft.	Sq. M.
1	Ground Floor	20,582	1,912.13
	First Floor Office	1,543	143.34
	Unit 1 Total	22,125	2,055.47
2	Ground Floor	9,439	876.91
	First Floor Office	899	83.51
	Unit 2 Total	10,338	960.43
3	Ground Floor	4,831	448.81
	First Floor Office	4,831	448.81
	Unit 3 Total	9,662	897.62
	GRAND TOTAL	42,125	3,913.51
	*In addition, at present, there is a lift interlink of 850 Sq. ft. (78.96 Sq. M.) between Units 1 and 2. There is also a garage block available of 808 Sq. ft. (75.06 Sq. M.) between Units 2 and 3.		



Amenities

- Secure gated estate
- Loading doors
- Separate pedestrian access
- Office accommodation incorporated
- Skylights (Units 1 & 2)
- Three phase power
- Eaves height of Units 1 and 2 approximately 5.78m.
- WCs
- Central yard / loading area
- Car parking (circa 32 spaces-potential to increase this amount)
- Prominent frontage onto Boston Road (A3002) in Hanwell
- Suitable for a variety of business uses (STPP)
- New lease available directly with the Landlord
- First time on market for c. 25 years

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Leasehold / Guide Rent

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

Entire complex: **£18.75 psf. per annum exclusive.**

Letting in part, (where available): **£19.75 psf. per annum exclusive.**

Business Rates

According to the Valuation Office website, the current rateable value of the entire property is £380,000.

Rates Payable 2024/2025 = approximately £207,480 per annum.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

VAT

VAT is applicable.

Service Charge

Not applicable on basis of letting of the whole – further details from the agents.

Legal Costs

Each party to bear their own legal costs.

EPC

An EPC has been commissioned. Previous rating: C (67).

Viewing

Through prior arrangement with joint sole agents as below:



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. August 2024.

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.

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