WAREHOUSE / BUSINESS UNIT WITH FIRST FLOOR OFFICE / STORAGE AND CAR PARKING



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Unit 2 Waterside Trading Centre

Trumpers Way, Hanwell, London W7 2QD

2,461 sq. ft.
(228.6 sq. m.)

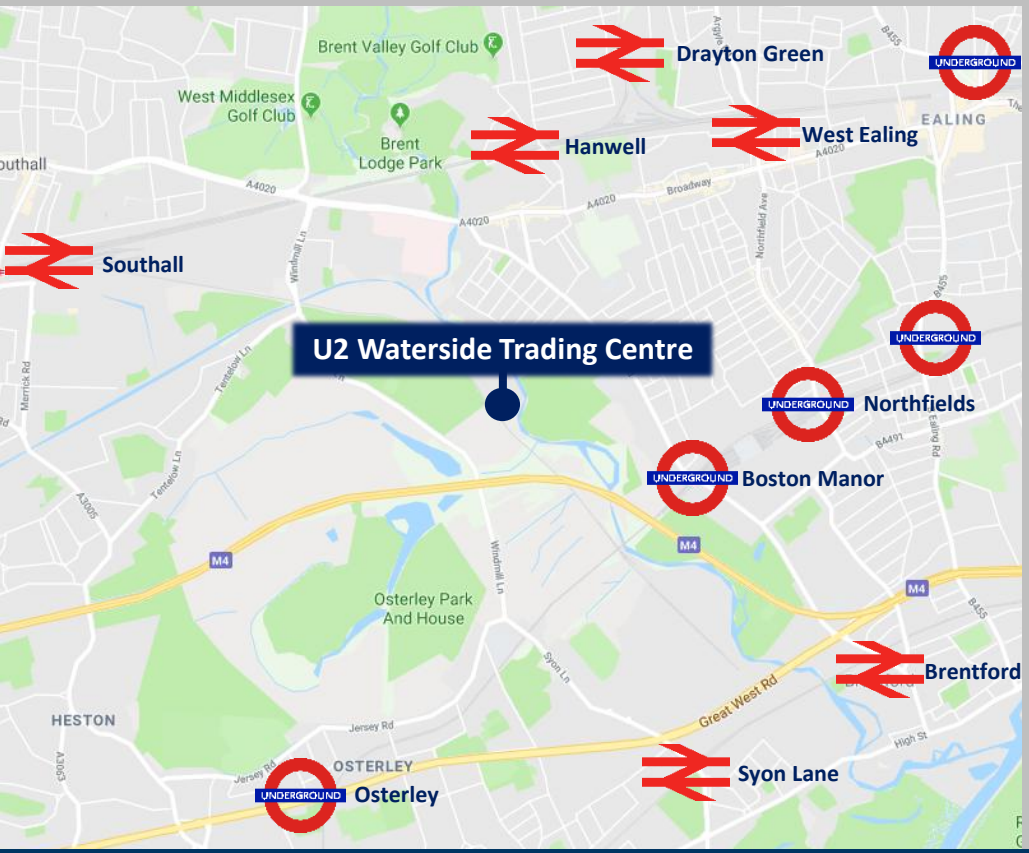
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Location

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

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The Property

The property comprises a self-contained, mid-terraced, light industrial/ workshop unit with an electric roller shutter door, separate pedestrian access and benefits from external car parking and yard/loading area.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	1,912	177.6
First Floor	549	51.0
TOTAL	**2,461**	**228.6**



*Historic photo – taken when unit was last marketed in 2018



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Amenities

The property benefits from the following amenities:

- **3.1m electric roller shutter loading door**
- **Internal eaves height of c. 4.1m**
- **Separate pedestrian access**
- **External car parking**
- **Loading area / yardage**
- **First floor offices**
- **WCs**

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Freehold

Offers in Excess of **£795,000 (c. £314.35 psf.)**

Leasehold

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

£52,000 per annum exclusive.

Rates

According to the Valuation Office website the current rateable value of the property is £32,000.

Transitional adjustments may apply – All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Viewing

Strictly through prior arrangement with joint sole agent Vokins.

VAT

We understand that the property is NOT elected for VAT.

Energy Performance Certificate

Rating: E (111)

Legal Costs

Each party to bear their own legal costs.



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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. May 2026.

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