TO LET - GROUND FLOOR INDUSTRIAL UNIT WITH CAR PARKING

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Unit 7 Waterside Trading Centre

Trumpers Way, Hanwell, London W7 2QD

2,530 sq. ft.
(235.0 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

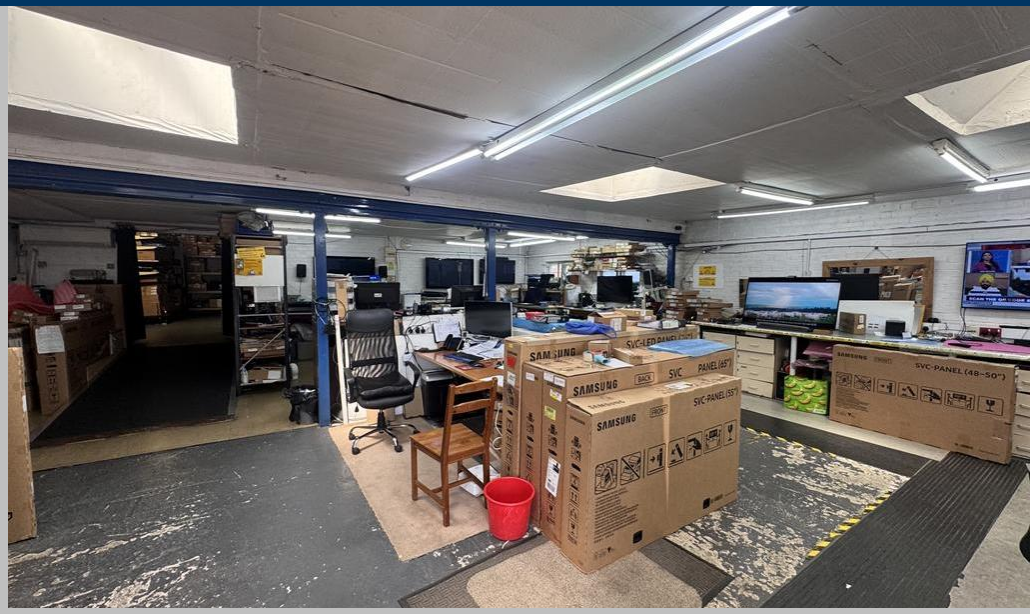
Unit 7 comprises a single storey, self-contained workshop / warehouse and production unit with car parking to the front of the property.

The unit is located close to the front of the estate and benefits from a roller shutter loading door, separate pedestrian entrance, minimum eaves height of 2.2m, up to 5 car parking spaces, partitioned office and strip lighting.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	2,530	235.0





Amenities

The property benefits from the following amenities:

- **Roller shutter loading door**
- **Separate pedestrian access**
- **External car parking circa 5 cars**
- **Concrete flooring**
- **Strip lighting**
- **WCs**
- **Air conditioning**
- **Partition office**
- **Located within well established West London industrial estate**

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Terms

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

Rent

£45,000 pax. + VAT (c. £17.79 psf.)

Business Rates

According to the Valuation Office website the current rateable value of the property is £34,000.

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

Service Charge

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

VAT

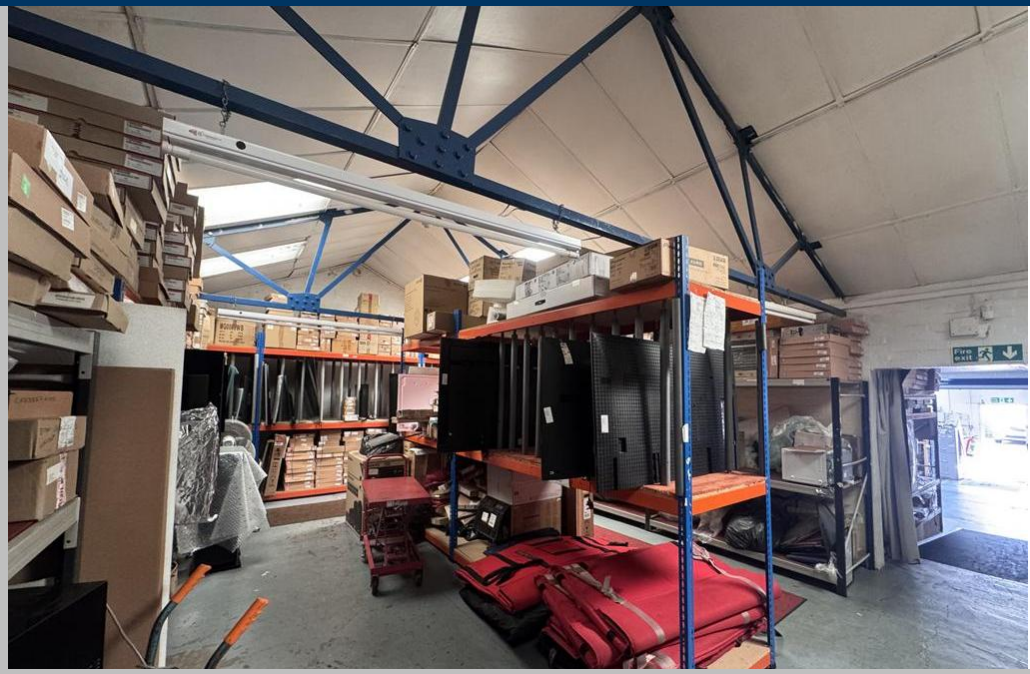
VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: C (72)



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. July 2026.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

John Vokins
j.vokins@vokins.co.uk
020 8400 8895