

TO LET

Warehouse / Business Unit
To be Refurbished

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CHARTERED SURVEYORS
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Unit 3 River Brent Business Park

Trumpers way, Hanwell, W7 2QA

7,736 SQ. FT.

718.7 SQ. M.

Location

The River Brent Business Park is located on Trumpers Way, off Boston Manor Road (A3002) in Hanwell.

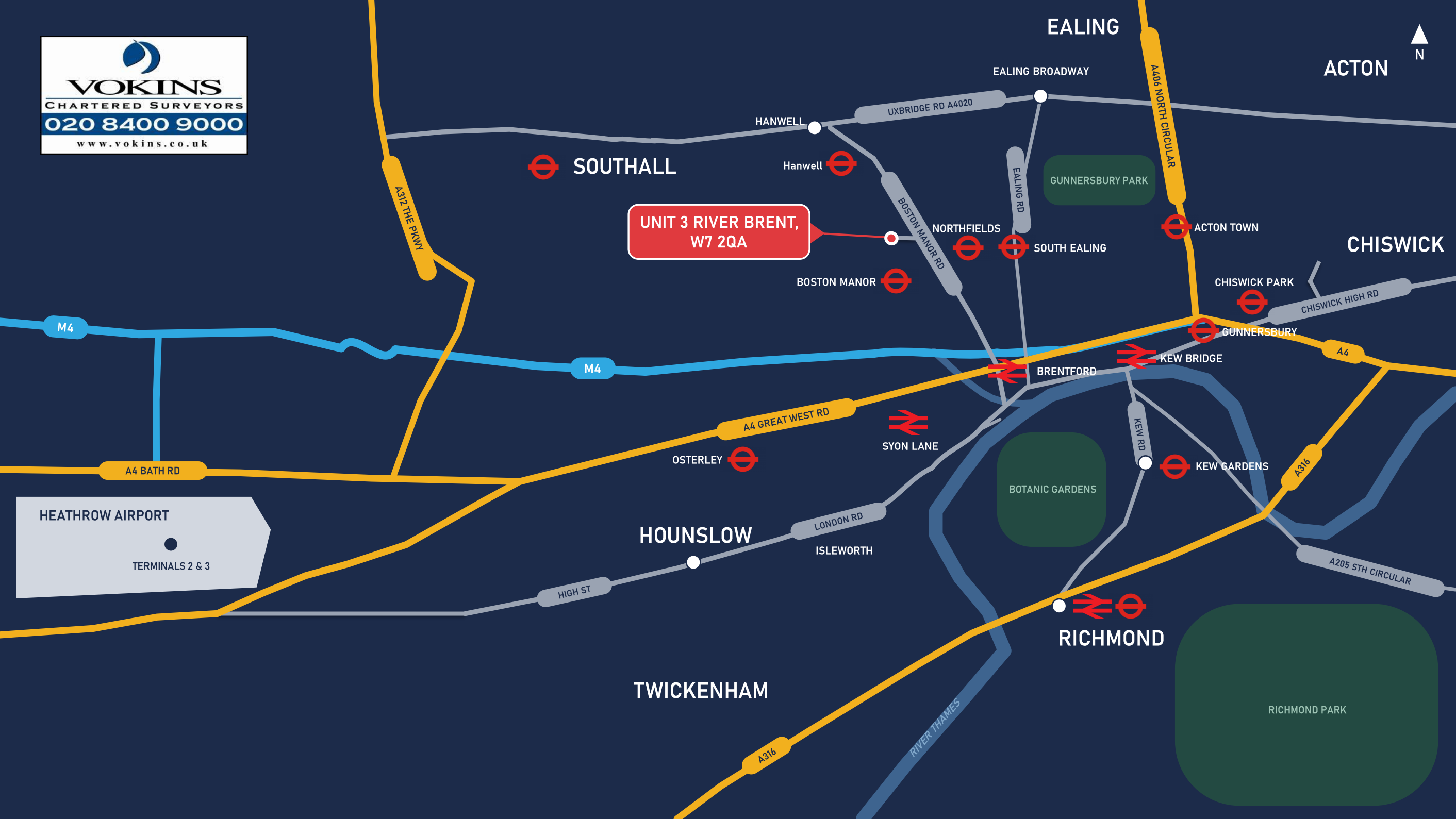
The Great West Road (A4) is approximately 2 miles away, providing good access to Central London, the M4, M25 and wider motorway network.

The premises are approximately 7.5 miles from Central London and 6.5 miles from Heathrow Airport. Hanwell Town Centre is approximately a half a mile away.

TRAVEL DISTANCES

 A4 Great West Road	1.8 miles
 M4 Brentford (Junction 1)	2.7 miles
 Heathrow Airport	6.5 miles
 Hanwell (Elizabeth Line)	1.2 miles
 Boston Manor (Piccadilly Line)	1.2 miles
 Northfields (Piccadilly Line)	1.7 miles





The Property

The property is an industrial/warehouse unit arranged over ground and first floors.

The ground floor offers open plan warehouse space with a maximum eave's height of 5.5m, with loading via an electric roller shutter door and a dedicated loading bay.

The first floor provides air-conditioned offices finished to a high standard, benefitting from plenty of natural light.

Further features include WCs on both floors, three-phase power and a mains gas supply, with dedicated parking available on the estate.

AMENITIES

-  Dedicated car parking spaces
-  Fitted kitchen
-  Gas supply
-  Three-phase power
-  Electric loading door
-  Close proximity to M4 & A4
-  Eaves height of 3.8m rising to 5.5m
-  To be refurbished

ACCOMMODATION

The property comprises the following approximate Gross Internal Accommodation:

FLOOR	SQ FT	SQ M
Ground Floor Warehouse	5,782	537.17
First Floor Offices	1,954	181.53
TOTAL	7,736	718.70



Terms

LEASE	A new FRI lease is available for a term to be agreed. Rent: £135,415 pax. (£17.50 psf.)
BUSINESS RATES	The Rateable Value is £74,500. Transitional adjustments may apply.
EPC	D (93)
VAT	We have been advised that VAT is applicable.
SERVICE CHARGE	Further details available from the agents.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with joint sole agents Vokins and Telsar.



Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however, any intending purchaser or 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. October 2026.

Anti Money Laundering Legislation

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