TWO STOREY BUSINESS UNIT WITH FIRST FLOOR OFFICES & CAR PARKING

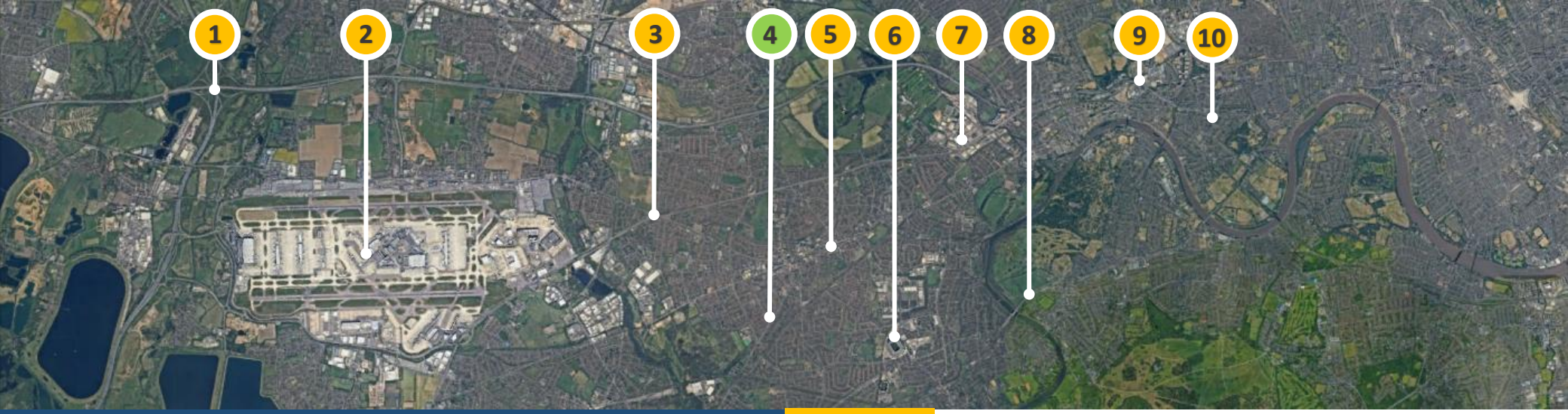
VOKINS
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020 8400 9000
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Unit 1, Hounslow Business Park

Alice Way, Hounslow, TW3 3UD

2,803 sq. ft.
(260.4 sq. m.)



Location

Hounslow Business Park is situated on Alice Way, Hounslow, between Central London (approximately 11 miles to the East) and Heathrow Airport (approximately 3.5 miles to the West), within the London Borough of Hounslow.

Hounslow is an established Heathrow / West London location. The town centre offers a range of local amenities to include the Treaty Shopping Centre, cafes, supermarkets and various restaurants and public houses situated approximately 0.5miles East of the subject property.

Hounslow Central (Piccadilly Line) and Hounslow British Rail Station are within walking distance, providing rail links to Heathrow Airport and Central London. There is a bus stop situated at the entrance of the site, serviced by the 110, 111 and the H28 buses which provides services to the surrounding area.

This property benefits from good access to the A4 Great West Road, A316 / M3, M4 and M25 motorways and has access to public open space including Hounslow Heath, Hanworth Park, Syon Park, Osterley Park and Royal Botanical Gardens, Kew all within 5 miles of the property.

Alice Way is directly off Hanworth Road (A314), which provides direct access to Hounslow Town Centre (walking distance). The A316 Country Way in Hanworth is approximately 2.4 miles away providing access to the M3 motorway.

1	M25 Junction 15	9.5 miles
2	Heathrow Airport	3.5 miles
3	Great West Road (A4)	1.7 miles
4	Hounslow Business Park	-
5	Hounslow Town Centre	0.4 miles
6	Twickenham Stadium	1.7 miles
7	Brentford A4 Golden Mile	2.6 miles
8	Richmond Town Centre	3.8 miles
9	North Circular Road (A406)	4.8 miles
10	Chiswick High Road	5.8 miles



Hounslow (British Mainline)	0.3 miles
Hounslow Central (Piccadilly Line)	0.6 miles
Hounslow East (Piccadilly Line)	0.9 miles
Whitton (British Mainline)	1.1 miles
Hounslow West (Piccadilly Line)	1.3 miles

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The Property

Unit 1 comprises a detached industrial / business unit with an up and over loading door, two separate pedestrian entrances, three phase power and first floor offices.

Accommodation

The property offers the following approximate gross internal accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	1,412	131.2
First Floor	1,391	129.2
TOTAL	**2,803**	**260.4**



*Historic photos from 2022



*Historic photos from 2022

Amenities

The property benefits from the following amenities: -

- Minimum eaves height of 2.8m on ground floor
- 3m x 2.5m up and over loading door
- Three phase power
- Strip lighting
- First floor offices with meeting room
- Kitchen
- Separate male and female WCs
- 4 car parking spaces

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Terms

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

Rent

£60,000 per annum exclusive.

Business Rates

According to the Valuation Office Agency, the rateable value of this property is £40,250.

Transitional adjustments may apply - All applicants are advised to make their own enquiries with the local billing authority.

Service Charge

A service charge is payable in relation to the maintenance of the common areas of the estate – further details available from the agents.

VAT

We have been advised that VAT is NOT applicable.

EPC

B – (47)

Viewing

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. July 2026

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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020 8400 9000
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Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

John Vokins
j.vokins@vokins.co.uk
020 8400 9000