

# Unit B09, National Works Trading Estate, Bath Road, Hounslow, Heathrow, TW4 7EA

**To Let**

4,173 sq ft

Industrial Warehouse Unit To Let

# Unit B09, National Works Trading Estate, Bath Road, Hounslow, Heathrow, TW4 7EA

**Summary**

- EPC: B (43)
- Lease: New Lease

**Further information**

- View details on our website

**Contact & Viewings**



**Thomas Bond**
07709 500397
Thomas.Bond@jll.com

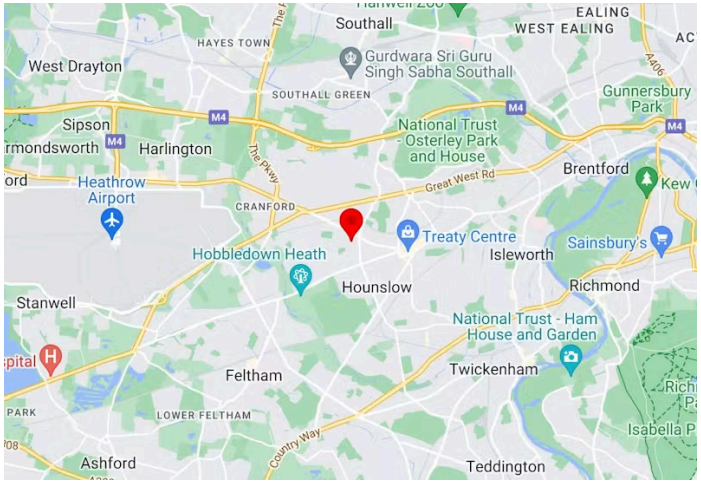


**Harry Tanner**
07707 863738
Harry.Tanner@jll.com

**Joint Agents**

Telsar Ltd (Joint Agent)

020 8759 4141
jll.com






## Description

A multi-unit estate offering a variety of building types and uses. The industrial units are constructed of steel portal frame with blockwork and facing brickwork elevations.

## Location

National Works Business Park is located just off the south side of the Bath Road, approximately 100 meters to the west of the junction with Wellington Road North, Hounslow Town Centre is approximately a half mile east: whilst Hounslow West Piccadilly Line Station is 500m to the west, providing a direct service to Central London and the Terminal Buildings within Heathrow Airport. The A4 (Great West Road) provides access via The Parkway (A312) to the M4 Motorway at Junction 3, thereafter interlinking with the M5 London's Orbital Route and National Motorway network.

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Warehouse | 3,792 | 352.29 |
| Office | 381 | 35.40 |
| **Total** | **4,173** | **387.69** |

## Specifications

- Newly refurbished
- Max eaves height 6.79m
- 2x electric loading doors
- Large secure yard

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF estates.

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorised only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorisation of Jones Lang LaSalle.