

Unit 4 Hanworth Trading Estate

Feltham, TW13 6DH



TO LET

3,650 TO 4,230 SQ FT
(339.10 TO 392.98 SQ M)

RENT ON APPLICATION

Modern
industrial/warehouse unit
close to A316/M3 and
Heathrow Airport

- 6m eaves height
- Full height loading door
- Secure shared yard
- Mezanine storage (580 sq ft)
- 3 phase electricity
- New double glazed windows
- Comfort cooling to offices

020 8707 3030
desouza.co.uk

Summary

Available Size	3,650 to 4,230 sq ft
Rent	Rent on application
Rates Payable	£27,195 per annum
Rateable Value	£55,500
VAT	Applicable
EPC Rating	B (49)

Description

The property comprises a mid terrace single storey industrial/warehouse unit with offices on the ground and first floor. It benefits from 6m eaves height, ground and first floor offices with comfort cooling and new double glazed windows.

Externally there is allocated car parking and the unit is in a secure shared yard area.

Location

The property is situated on the popular and well established Hanworth Trading Estate, off the main A312 Hampton Road West, close to its junction with the A316 which provides immediate access to the M3 (J1) for the motorway network and Central London. Heathrow Airport and Hatton Cross (Piccadilly Line) are approximately 2.5 miles away.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft
Ground	Warehouse	2,760
Ground	Office	445
1st	Office	445
Mezzanine	Mezzanine Storage	580
Total		4,230

Specification

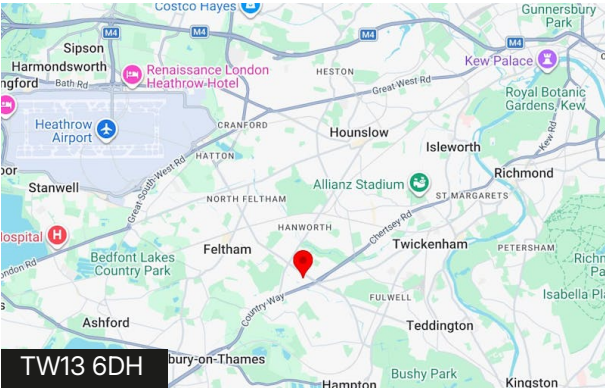
- Secure shared yard
- Full height loading door
- 6m eaves height
- Additional mezzanine storage
- Ground and first floor offices
- 24 Hour access
- Allocated parking
- WC's
- Lighting throughout
- Three phase power
- EPC- B

Viewings

By appointment with De Souza

Terms

A new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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