COMMERCIAL AGENCY

TELSAR

TO LET
MODERN INDUSTRIAL / WAREHOUSE UNIT



Unit 8 Maple Grove Business Centre
Lawrence Road, Hounslow, TW4 6DR

7,097 SQ FT (659.33 SQ M)

- Max eaves height 7.56m
- Gated Estate
- 3 Phase power & gas
- Generous parking provsions
- WC's & kitchenette
- Close proximity to M4 & M25
- Electric loading door (w: 3.5m h: 4.4m)
- Loading bay
- Florescent strip lighting
- High quality office accommodation
- Translucent roof panels
- Close proximity to Heathrow Airport

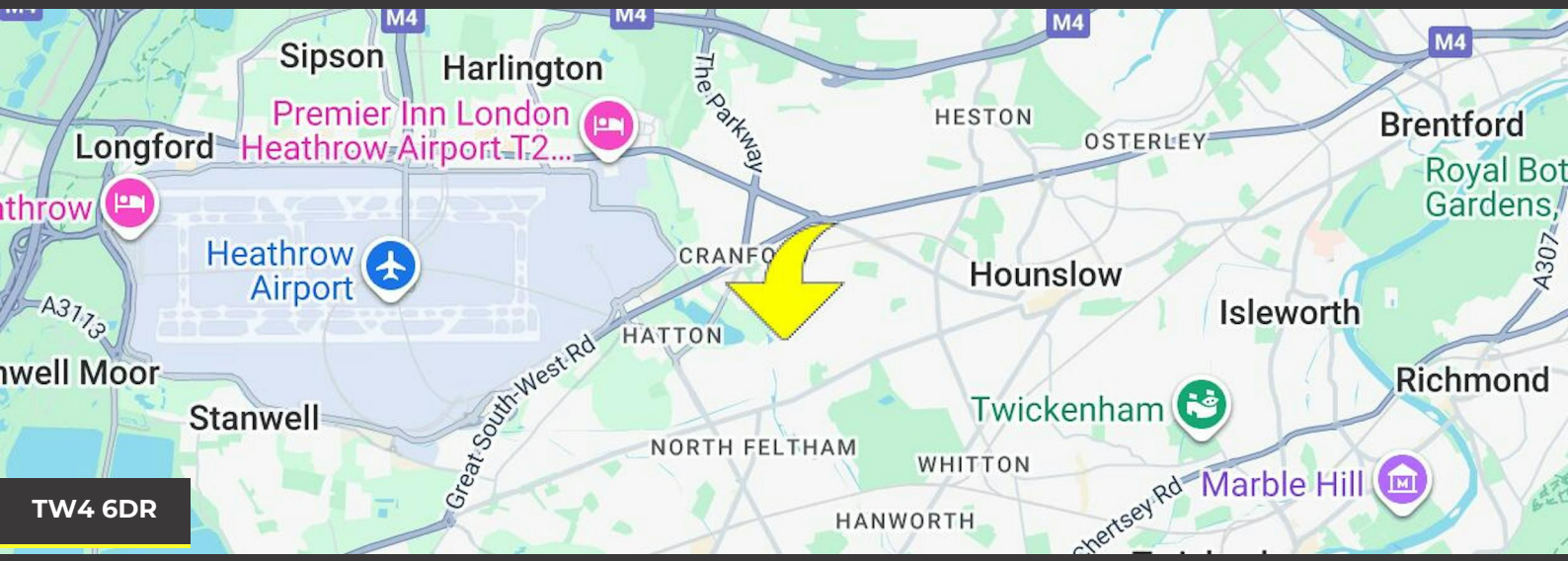
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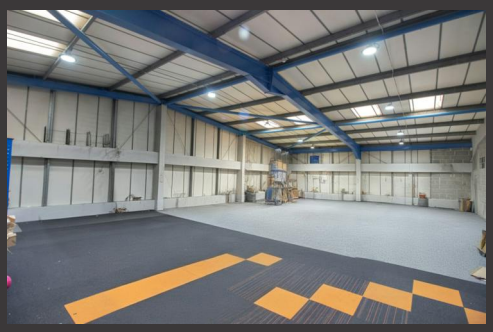
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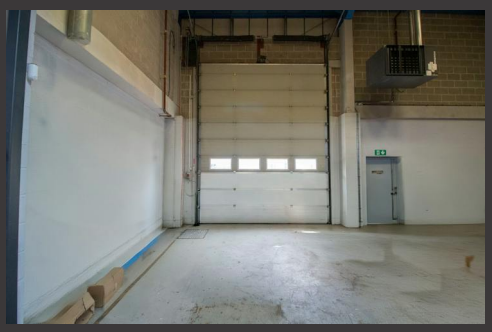
Location

Unit 8 Maple Grove Business Centre is located on Lawrence Road, accessed from Green Lane, a short distance from Heathrow Terminals 2 and 3. Both the A4, M4 and Junction 14 of the M25 are within close distance of the property.

The property provides quick access to the Underground network through Hatton Cross as well as the Heathrow Express, a fast route into central London. The property is located in close proximity from Heathrow Terminals 2, 3, 4 tube stations and 8.9 miles from junction 14 of the M25.









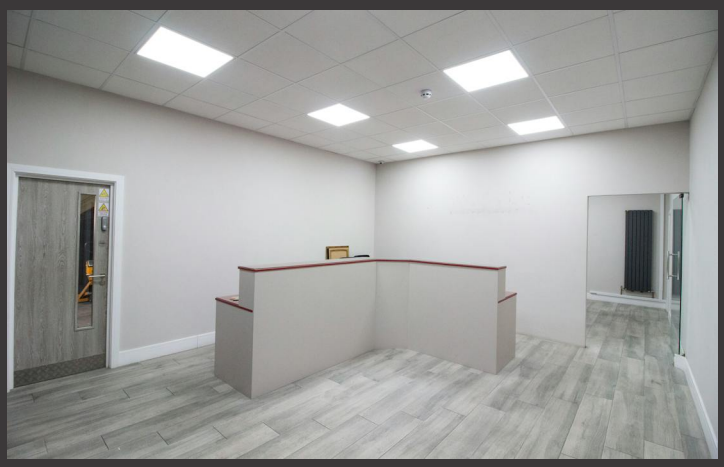
Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse / Office	4,754	441.66
First Floor Offices	2,343	217.67
TOTAL	7,097	659.33
Mezzanine	1,818	168.90

All measurements are approximate and measured on a gross internal area basis.

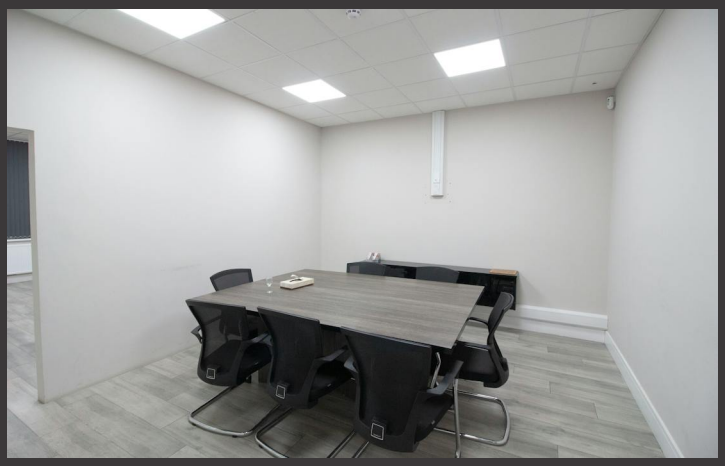




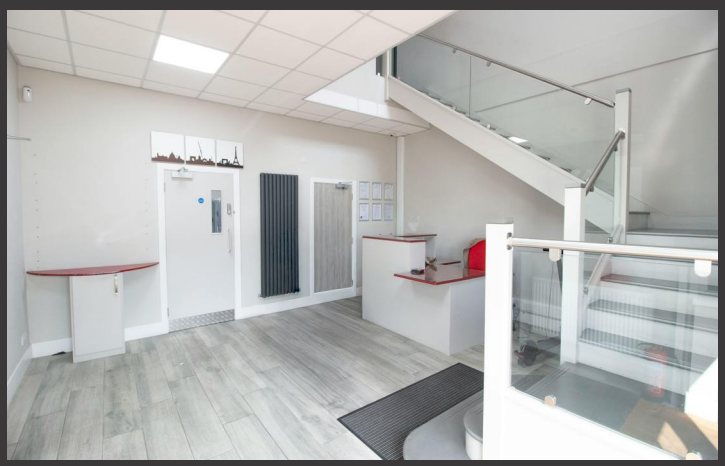












Summary

Available Size	7,097 sq ft
Tenure	New Lease
Rent	£20 per sq ft
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
Service Charge	Approx. £2300 per annum
Legal Fees	Each party to bear their own costs
VAT	All prices are subject to VAT
EPC Rating	B (43)

Description
Unit 8 comprises of a brick construction beneath a pitched metal roof. The property offers open plan warehousing and offices on the ground and first floors, including a mezzanine level above the warehouse. Access is via an electric loading door with a dedicated loading bay, and allocated parking is available at the front. The offices benefit from glass partitioning, open plan layout out and LED lighting. The property also has a 3 phase power and gas supply.

Travel Distances
M4 - 2.2 miles
M25 - 5.8 miles
Hounslow West UG Station (Piccadilly Line) - 1.3 miles
Hatton Cross UG Station (Piccadilly Line) - 1.5 miles
Heathrow Airport - 4.3 miles
Central London - 15.4 miles

Source: Google Maps

Tenure
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
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For further information or to arrange a viewing, please contact sole agents:

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