COMMERCIAL AGENCY

TELSAR

TO LET

INDUSTRIAL / WAREHOUSE UNIT - TO BE REFURBISHED

TO BE REFURBISHED

Unit 3 River Brent Business Park

Trumpers Way, Hanwell, W7 2QA

7,736 SQ FT (718.70 SQ M)

- Clear eaves height 3.8m rising to 5.5m
- Dedicated loading bay
- 3 Phase power
- WC's on ground & first floor
- Translucent roof panels
- Air-conditioned first floor offices
- Walking distance to Boston Manor Road (Piccadilly Line)
- Electric loading door
- Dedicated parking spaces
- Gas supply
- Kitchen
- Excellent lighting throughout
- Close proximity to M4 & A4

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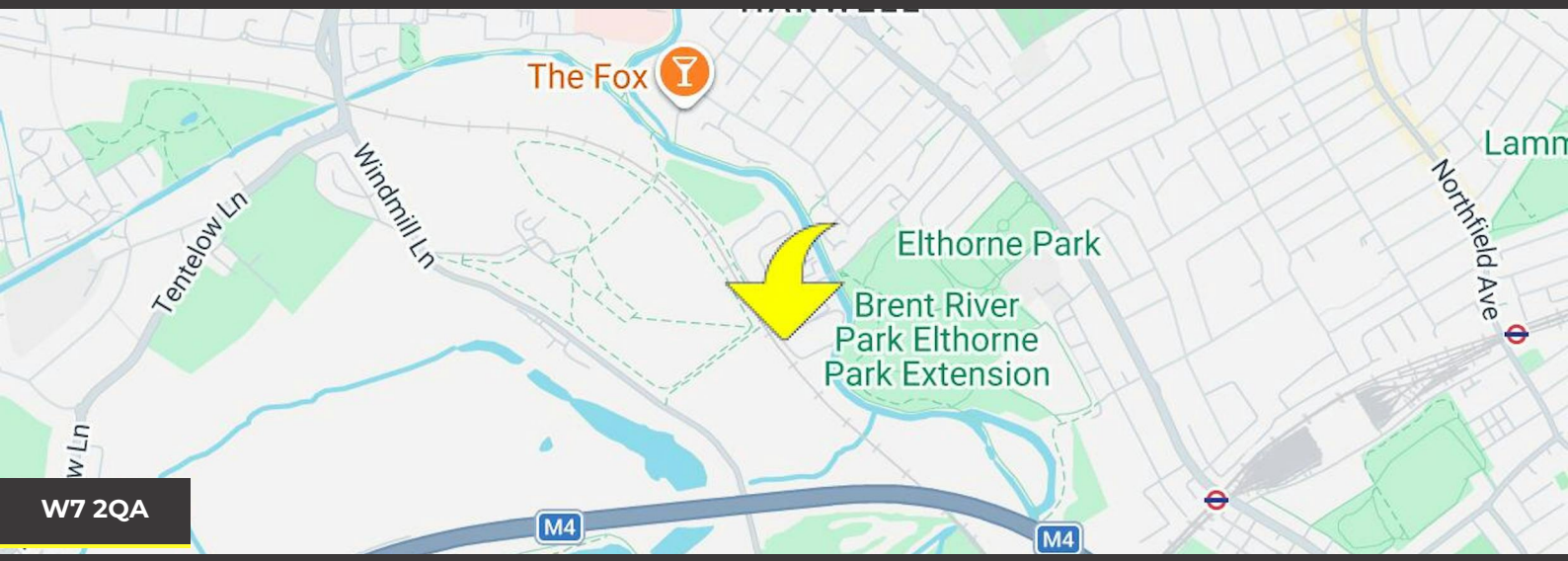
Location

The property is situated in the established River Brent Business Park, Trumpers Way, to the west of Hanwell town centre, Trumpers Way is accessed via Boston Road (A3002), which gives access to the A4020 Uxbridge Road to the north and the A4 and M4 at Brentford to the south. The A4 provides direct access to Heathrow Airport 9.1 miles to the West and Central London 10.7 miles away to the east. The unit further benefits from Boston Manor Underground Station (Piccadilly Line) being within walking distance, alongside multiple bus routes servicing Boston Road.



W7 2QA

Accommodation

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

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

Summary

Available Size	7,736 sq ft
Tenure	New Lease
Rent	£17.50 per sq ft
Business Rates	Interested parties are advised to contact Ealing Borough Council to confirm this figure
Service Charge	Approx. £8,331 per annum
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	D (93)

Description
The premises comprise an industrial/warehouse unit with a open plan ground floor warehouse, accessed via a electric roller shutter serviced by a dedicated loading bay. High quality, air-conditioned office accommodation can be found on the first floor with excellent natural lighting. WC's are located on each floor, with the unit further benefitting from 3 phase power, gas and a max eaves height of 5.5m. Dedicated parking is located on the estate.

Travel Distance
M4, Junction 2 – 3.1 miles
A40, Western Road – 3.3 miles
A4, Great West Road – 2.1 miles
Boston Manor Underground Station (Piccadilly Line) – 1.2 miles
Heathrow Airport (T1, 2 & 3) - 9.1 miles
Central London - 10.7 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
020 3333 2222

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

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