







GOOD TRANSPORT LINKS





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INDUSTRIAL/WAREHOUSE UNIT TO LET

**B09, NATIONAL WORKS** TRADING ESTATE BATH ROAD, HOUNSLOW, HEATHROW, TW4 7EA



### **LOCATION**

National Works Trading Estate is located just off the south side of the Bath Road, approximately 100m 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 M25 London's Orbital Route and National Motorway network.

## **DESCRIPTION**

A newly refurbished industrial / warehouse unit of steel portal frame construction with part brick / profile clad elevations beneath an insulated pitched roof. Benefiting from a purpose-built office, two full height loading doors with a large secured yard.





# **ACCOMMODATION & SPECIFICATION**

UNIT B09	FT <sup>2</sup>	M²	EPC
Warehouse	3,792	352.2	
Office	381	35.4	
Total GEA	4,173	387.6	B-43

- Newly refurbished
- · Max eaves height of 6.79m
- · 2x electric loading doors
- · Large secure yard
- · LED lighting
- · 3 phase power
- · WC facilities
- Kitchenette







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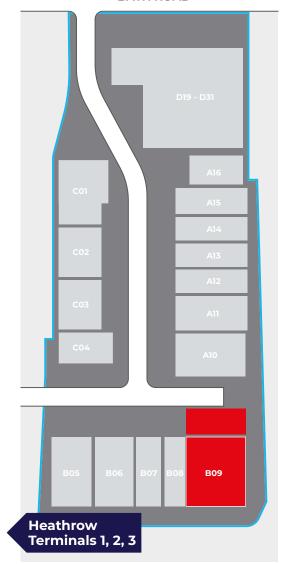
**Annie Smith** annie.smith@jll.com 07596 316 648

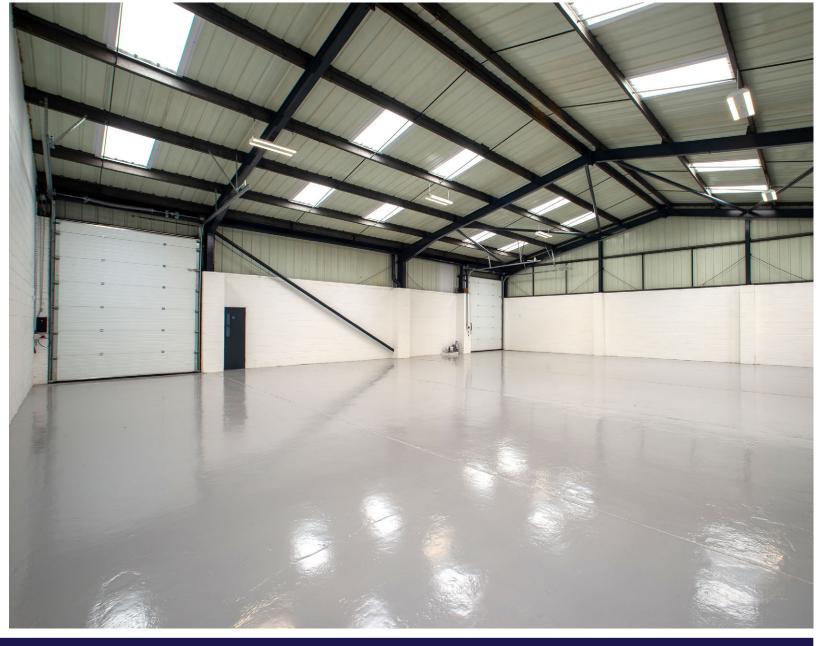
Tom Boxall



London

**BATH ROAD** 







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# **NATIONAL WORKS** TRADING ESTATE

BATH ROAD, HOUNSLOW, HEATHROW, TW47EA

### **LEASE TERMS**

The unit is available on new full repairing and insuring leases.

### **BUSINESS RATES**

Available upon request.

### **SERVICE CHARGE**

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

### **LEGAL COSTS**

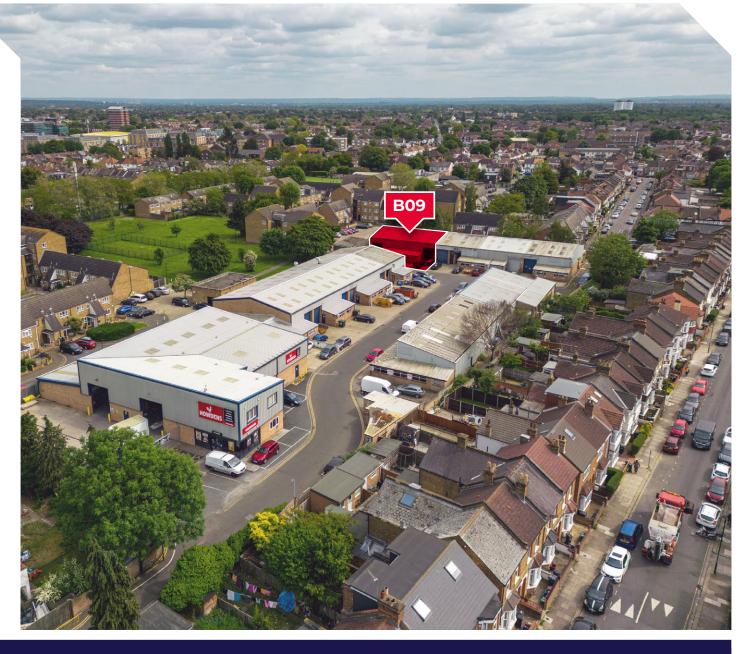
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

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

### **ENERGY PERFORMANCE RATING**

An EPC is available on request.





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