

UNIT TO LET

4,173 ft² (387.6 m²)



FULLY
REFURBISHED



SECURED
GATED YARD



GOOD TRANSPORT
LINKS



www.ipif.com/nationalworks

INDUSTRIAL/WAREHOUSE UNIT TO LET

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

IPIF

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 ²	M ²	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



On behalf of the landlord

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M4

London

BATH ROAD

D19 - D31

A16

A15

A14

A13

A12

A11

A10

C01

C02

C03

C04

B05

B06

B07

B08

B09

Heathrow
Terminals 1, 2, 3



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NATIONAL WORKS TRADING ESTATE

BATH ROAD,
HOUNSLOW, HEATHROW,
TW4 7EA

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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