



TO LET

Northfield House, 128 Boston
Road, Hanwell, London, W7 2HJ

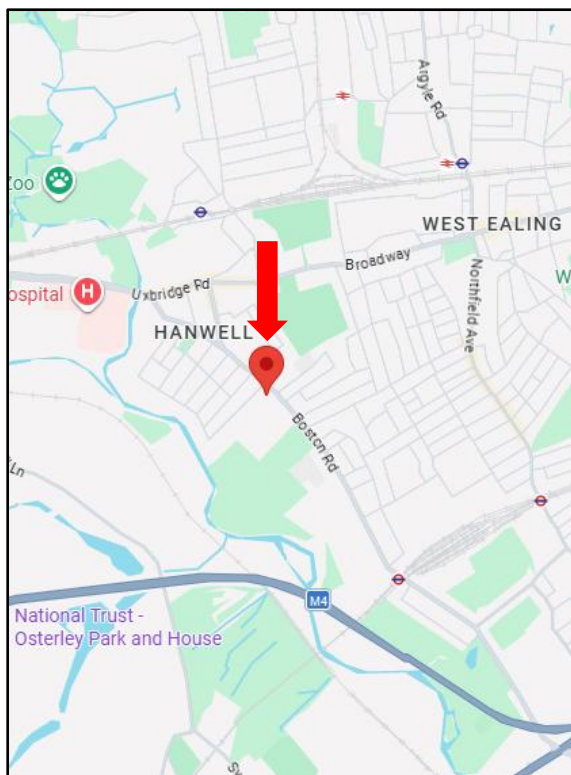


**Showroom/ Warehouse/
Retail Opportunity**
7,691 sq ft / 715 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Location

Northfield House is prominently located on Boston Road (A3002) in Hanwell, West London. The property benefits from excellent road connectivity with the A4 (Great West Rd and M4 motorway), a short distance to the south.

The area is well served by public transport with several bus routes operating along Boston Road. Hanwell Station (Elizabeth Line) is approximately 0.5 miles from the property, providing fast services into Central London, Heathrow Airport, and beyond. Boston Manor London Underground Station (Piccadilly Line) is within a 15-minute walk.

Description

The property comprises two interlinked buildings, comprising ground floor showroom/ warehouse/ retail accommodation, and first-floor office accommodation. The warehouse benefits from a minimum height of 3.2m rising to 3.95m and is accessed via an electric roller shutter (width – 4.9m and height – 2.8m) or separate pedestrian door.

To the rear of the site is a second structure which comprises a warehouse of steel portal frame construction. Access is via a glazed atrium linking to the rear of the showroom area or separate double doors. The height to the clear height is 2m, rising to 4.54 at the apex.

The property benefits from WC facilities, mains services (single-phase electricity, gas, and water), and wrap-around car parking.

Terms

The property is held by way of a 10-year lease expiring on 31st August 2031. The passing rent is £90,000 per annum exclusive (subject to an outstanding rent review in September 2026). The lease is available for assignment or subletting. Alternatively, a new lease may be available from the Landlord, subject to covenant and agreement of terms.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Showroom / warehouse	4,897	454.95
Ground Floor – Rear Warehouse / storage	2,304	214.01
First Floor - Office	490	45.56
TOTAL	7,691	714.52

Rates

The rateable value is £83,500. The rates payable for 2026/7 are £40,080. Interested parties should make their own enquiries via the London Borough of Ealing.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -



David Theobald
davidt@grantmillswood.com
07974 231 352



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. August 2026.

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