logix PROPERTY

To Let



Unit 13 Hampton Business Park

Bolney Way, Hanworth, TW13 6DB

INDUSTRIAL/WAREHOUSE UNIT

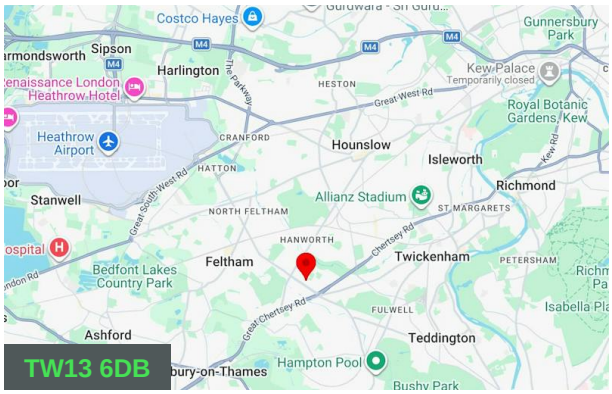
1,505 sq ft
(139.82 sq m)

- To be refurbished
- 5m eaves
- Up and over loading door
- 2 parking spaces
- 3 phase electricity
- Kitchenette & WC's
- Established Trade Location
- Excellent access to A316, M3 & M25

Unit 13 Hampton Business Park, Bolney Way, Hanworth, TW13 6DB

Summary

Available Size	1,505 sq ft
Rent	£45,000 per annum
Rates Payable	£12,360 per annum
Rateable Value	£25,750
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

Unit 13 is a mid terraced unit comprising a single storey warehouse of steel portal frame construction with a manually operated loading door, ideal for startup companies and small businesses looking to grow.

The unit is due to undergo a comprehensive refurbishment by the landlord, including improvements to the building fabric and overall specification, offering occupiers refurbished, high-quality industrial accommodation ready for occupation.

Location

The property is located within the established Hampton Business Park. It is situated just off the A316 (Chertsey Road) which runs between the A4 at Chiswick and Junction 1 of the M3, the units therefore benefit from excellent access to the M3, M25 and national motorway network. The A316 also provides for direct access to the A4 and its links to Central London and the M4 westbound.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground - Warehouse	1,505	139.82
Total	**1,505**	**139.82**

Viewings

Strictly by appointment via the sole joint agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information



Ben Rowe
07841 460 300
ben.rowe@logixproperty.com



John Pocock
07766 072273
john.pocock@logixproperty.com

Acacia Manley
07350569251
acacia.manley@logixproperty.com

JLL (Joint Agent)
0161 828 6440

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