

# National Works Trading Estate



Bath Road, Hounslow, TW4 7EA

**To let - Unit B09  
Fully refurbished  
industrial/  
warehouse unit**

**4,173 sq ft (388 sq m)**

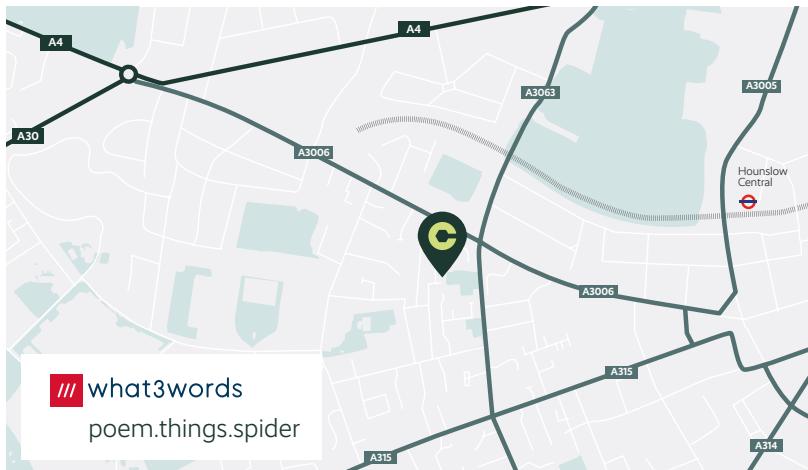
- Close proximity to M4 & Heathrow Airport
- Walking distance to Hounslow West UG Station
- Secure fenced yard
- 2 electric loading doors

**Chancerygate**

# Right spaces. Right places.

National Works Trading Estate is located just off the south side of the Bath Road, approximately 100 meters 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 multi-unit estate providing a variety of industrial accommodation. The units are constructed of steel portal frame with blockwork and facing brickwork elevations.

Unit B09 is a fully refurbished industrial / warehouse unit that benefits from an open plan warehouse with ancillary office accommodation, with access gained through two electric loading doors serviced by a loading bay and securely gated yard. Additionally, the unit benefits from 3-phase power, welfare facilities, and allocated parking.

### Available now



### Terms

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.

### Rent

Rent on application.

### EPC

Upon enquiry.

### Service charge

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

### VAT

Applicable.

### Business rates

Interested parties are advised to obtain this figure from the London Borough of Hounslow to obtain this figure.

### Legal costs

Each party to bear their own legal costs.

## Contact agents to find out more



Thomas Bond  
07709 500397  
thomas.bond@jll.com

Harry Tanner  
07707 863738  
harry.tanner@jll.com



Jack Pay  
07411 576313  
jp@telsar.com

Tom Boxall  
07481 186334  
tb@telsar.com

# Chancerygate