

**fisher
german**

82-88 Hampton Road West

Hanworth, Middlesex, TW13 6DZ

Freehold
Industrial Units |
Development Opportunity

2,833 Sq.m (0.70 acres)



For Sale | Unconditional offers invited



Key information



Price

Unconditional offers invited



Business Rates

£TBC



EPC Rating

E

82-88 Hampton Road West

2,833 Sq.m (0.7 acres)

Location

The sites are accessed via Hanworth Road, within Feltham to the southwest of London, off the main A312 Hampton Road West. Junction 1 of the M3 is approximately 2 miles to the west and Feltham station 1.4 miles away, providing services to Waterloo,

Windsor and Eton Riverside. Heathrow airport is 3.7 miles away. Hanworth Road Trading Estate is designated as a Locally Significant Industrial Site (LSIS) in the London Borough of Hounslow's Local Plan.

Description

Development opportunity comprising two industrial properties straddling the entrance of Hanworth Trading Estate, on a highly visible site adjacent to Hampton Road West (A312).

The properties are a combination of industrial units and offices with mezzanines and upper floors. The units have a maximum eaves height of 8.4 metres along with concreted parking areas to the front and side.

The properties are available with vacant possession (subject to an Estate Sign Agreement) and situated in a mixed-use trade counter and industrial hub, in an area designated for employment uses. Local occupiers include Selco, Screwfix and Toolstation.

The buildings are split over two separate plots of 0.219 and 0.481 acres, totalling 0.7 acres. The two buildings are of brick masonry construction under a corrugated metal roof. The industrial units have roller shutter doors and industrial space heaters. The site would benefit from refurbishment or more comprehensive redevelopment.

The signage for an adjoining estate is situated at the front of the site. Full details of the agreement can be supplied. The current rent is £21,708.82 + VAT.

Amenities



Car
Parking



Eaves Height
8.4m max



M3 Junction 1



Roller
Shutters

Further information

Asking Price

Unconditional offers are invited for the freehold interest.

Business Rates

All parties are advised to make their own enquiries with the rating authority.

EPC

The EPC rating is E.

Legal Costs

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

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations. Further details on request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.



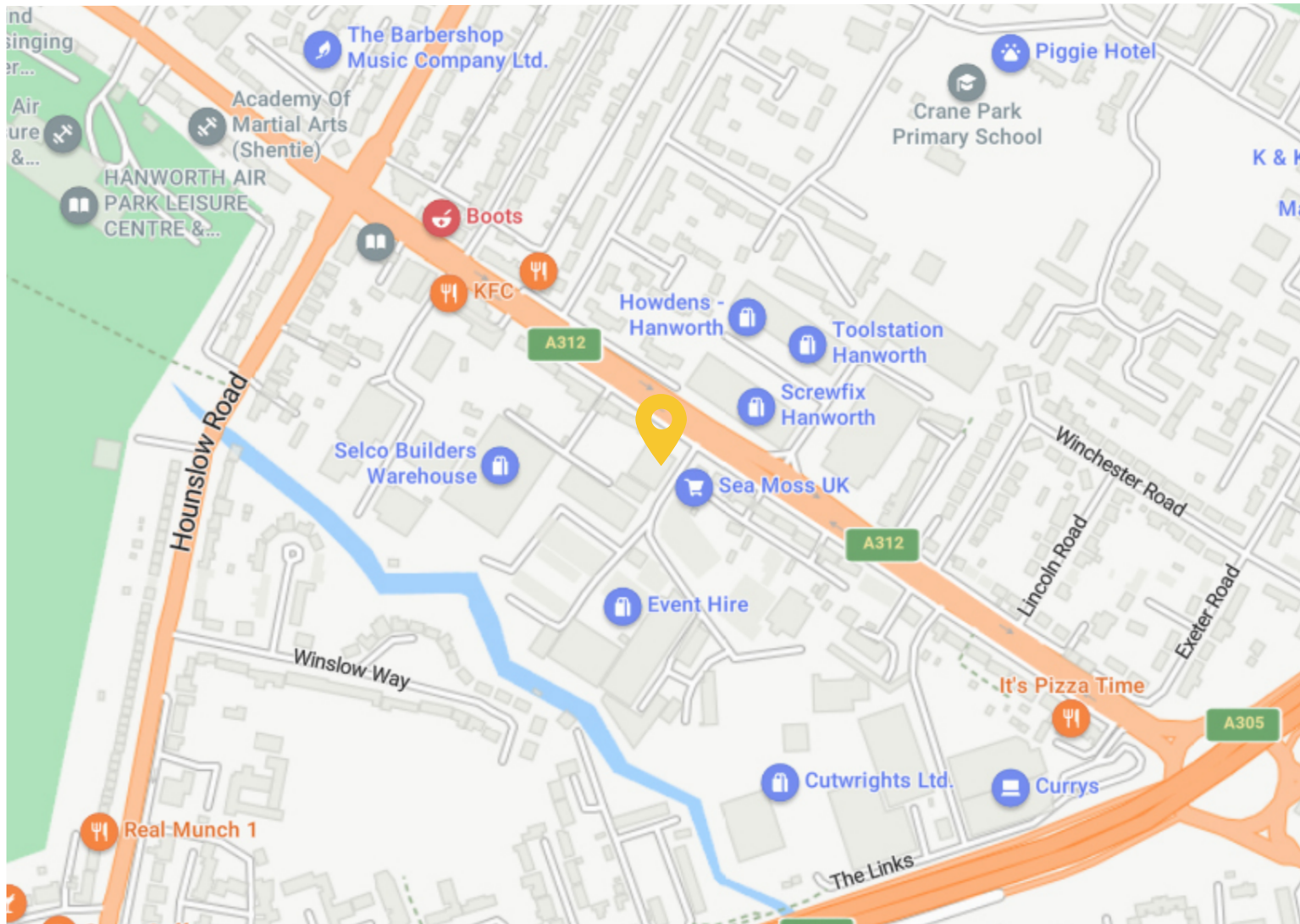
Accommodation

The approximate Gross Internal Areas comprise:

Floor	Sq.ft	Sq.m
Building 1	15,911	1,478
Building 2	4,232	393
Total	20,143	1,871



Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

Location

Address: 82-88 Hampton Road West,
Hanworth, Middlesex TW13 6DZ.

What3words: ///others.mobile.accent

Motorway Access

M3 Motorway, Junction 1: 2 miles

Nearest Station

Feltham Station: 1.3 miles

Nearest Airport

London Heathrow Airport: 3.7 miles

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Theo Quarendon

0204 524 4549

theo.quarendon@fishergerman.co.uk



Laura Sutton

0207 747 3139

laura.sutton@fishergerman.co.uk

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Particulars dated September 2025. Photographs dated 2023.



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