



Unit 3 Heathlands Industrial Estate

Heathlands Close, Twickenham, TW1 4BP

Industrial / Trade Counter **Unit located in an** **Established Industrial Estate**

3,615 sq ft
(335.84 sq m)

- Under refurbishment
- 5.5m eaves
- 1 loading door
- First floor offices
- 5 parking spaces
- Warehouse LED lighting
- Established Trading Estate
- Close to Twickenham Town Centre

Unit 3 Heathlands Industrial Estate, Heathlands Close, Twickenham, TW1 4BP

Summary

Available Size	3,615 sq ft
Rent	Rent on application
Rates Payable	£35,520 per annum All interested parties should make their own enquiries with Richmond upon Thames Council.
Rateable Value	£74,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit 3 is of steel portal frame construction with majority brick / block work elevations under pitched roof. The unit is of regular configuration and benefits from 5.5m minimum eaves and 1 loading door. The unit comprises first floor fitted offices with flexible undercroft accommodation allowing further office space, trade counter or welfare. Access to the warehouse area is provided by a front loading door, which opens onto a large service yard with extensive car parking.

The estate has a strong trade counter presence including Brewers and Wolseley UK.

Location

Heathlands Industrial Estate is located on the south side of A305(Heath road), close to Twickenham Town Centre. The A316 leading to the M3 is 1 mile to the west. The property lies 2 miles from Richmond, 2 miles from Kingston Upon Thames and 11 miles from Central London.

Strawberry Hill and Twickenham train stations are both in close proximity and various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse / Office	3,156	293.20
1st - Office	459	42.64
Total	3,615	335.84

Viewings

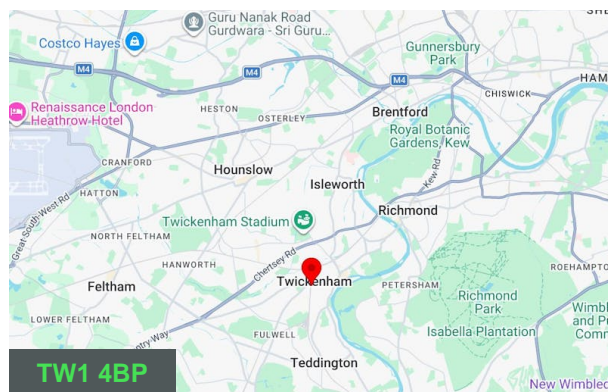
Strictly by appointment via the sole joint agents.

Terms

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

Planning

The unit has a planning consent for light industrial buildings dated 4th September 1981. Condition D states that no work shall be carried out on any Sunday or Bank Holidays, nor between the hours of 6pm and 8am on any other day with the exception of Saturday, when no work shall take place after 1pm.



Viewing & Further Information



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