

9 Maple Grove Business Centre

Lawrence Road, Hounslow, TW4 6DR



TO LET

7,350 SQ FT
(682.84 SQ M)

£145,000 PER ANNUM

Modern industrial unit
close to Heathrow Airport
with 6m eaves height and
15 car spaces.

- Well maintained estate
- First floor offices
- Estate security barrier
- Minimum 6m eaves
- 15 allocated car spaces

020 8707 3030
desouza.co.uk

Summary

Available Size	7,350 sq ft
Rent	£145,000 per annum
Rates Payable	£38,017.50 per annum
Rateable Value	£68,500
Service Charge	N/A
VAT	Applicable
EPC Rating	D (79)

Description

Maple Grove Business Centre is an established business park benefiting from security barrier access. Unit 9 consists of a modern single storey brick built warehouse unit with 6m eaves height and an electrically operated up and over loading door. The first floor offices are accessed via a separate entrance lobby and benefit from an existing fit out and kitchen. Externally there is a yard area with 10 allocated car spaces and concrete hard standing to the rear for additional storage or parking. The are a further 5 allocated car parking spaces in a separate on site car park.

Location

The premises are located on the Maple Grove Business Centre in Lawrence Road, just off Green Lane, Hounslow. Green Lane connects the A315 (Staines Road) and the A312 (The Causeway). Heathrow Airport is within 2 miles and connection the motorway network is via the M4 (J3) which is approx. 4 miles or the M3 (J1) which is within 5 miles.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
Ground - Warehouse	Ground	4,690	435.72
1st - Offices	1st	2,335	216.93
Mezzanine - Mezzanine storage	Mezzanine	325	30.19
Total		7,350	682.84

Specification

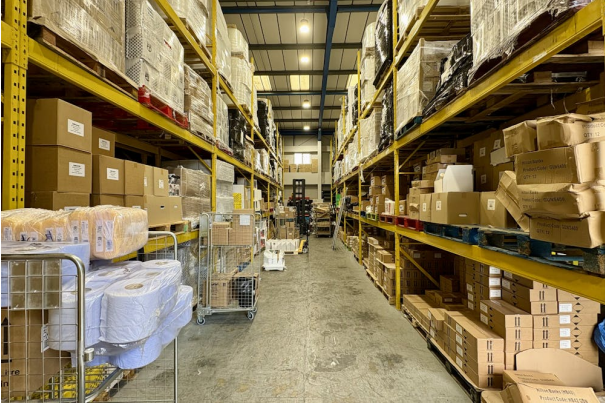
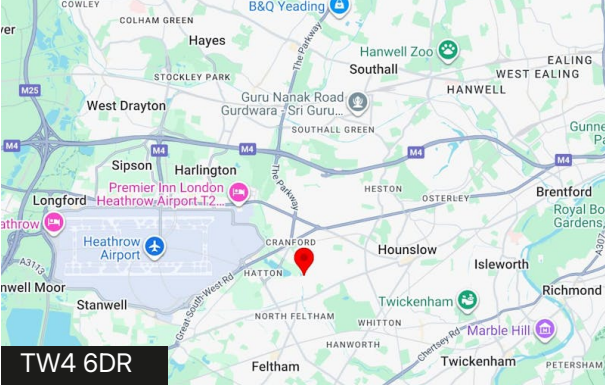
- Modern warehouse unit
- Electrically operated up and over loading door
- Minimum 6m eaves height
- First Floor offices
- Entrance lobby/reception
- 15 car spaces

Viewings

By appointment with De Souza.

Terms

Available on a new lease direct with the Landlord.



Viewing & Further Information



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