

## 75 Great South West Road Yard

Hounslow, TW4 7NH

**Secure hard standing open storage site with power and water**

**6,721 sq ft**  
(624.40 sq m)

- Open storage
- Secure gated yard
- Office accommodation onsite
- 1.7 miles from J3 M4

# 75 Great South West Road Yard, Hounslow, TW4 7NH

## Summary

<b>Available Size</b>	6,721 sq ft
<b>Rent</b>	£40,326 per annum
<b>Rates Payable</b>	£9,481 per annum Small Business Rates Relief
<b>Rateable Value</b>	£19,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The yard comprises a broadly level open site on the back of residential properties off Great South West Road. The site includes c.1,300 sq ft office/welfare building and hard standing concrete and storage units around east side of site.

## Location

The site is located in Hounslow just off A30 (Great South West Road) with quick access to M4 and Heathrow airport. Close to the interchange of Bath Road and A312. An established Heathrow industrial location that is c.4 miles to cargo terminal. 1.7 miles to M4 Junction 3, 1.4 miles to Hatton Cross Underground Station and 15 miles to Central London.

## Viewings

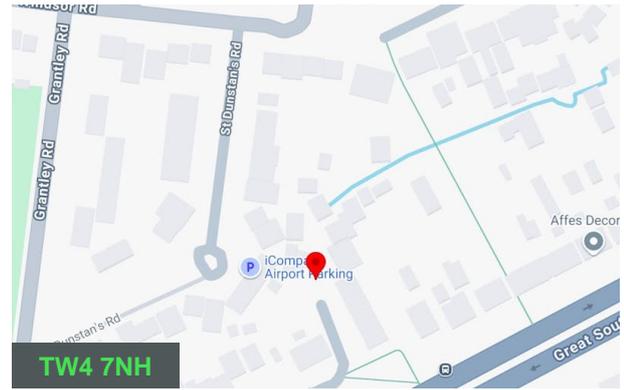
Strictly by appointment via the sole agents.

## Terms

Available on new full repairing and insuring lease.

## Planning

Interested parties to make their own enquiries.



## Viewing & Further Information



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