

**Unit C03A, National Works Trading Estate**

Bath Road, Hounslow, TW4 7EA

Warehouse / Storage Unit**730 sq ft**

(67.82 sq m)

- Min eaves height of 3.24m rising to 5.58m
- Roller shutter door
- Dedicated loading bay
- 3 Phase power
- Parking
- WC
- LED lighting
- Translucent roof panels
- Walking distance to Hounslow West Station (Piccadilly Line)

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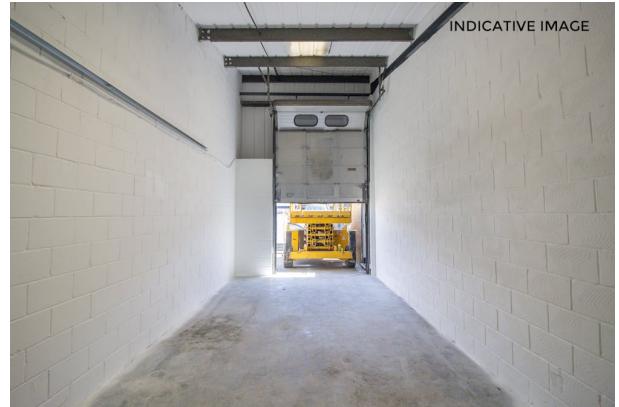
Summary

Available Size	730 sq ft
Rent	£24,000 per annum
Business Rates	Interested parties are advised to obtain this figure from the Local Authority
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Location

National Works Business Park 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 M5 London's Orbital Route and National Motorway network.



Travel Distances:

Hounslow West Station (Piccadilly Station) - 0.4 miles

Hounslow High Street - 0.8 miles

M4 (Junction 3) - 2.4 miles

Heathrow Airport (T1, T2 & Y3) - 4 miles



Description

Unit C03A is a mid terrace industrial unit, comprising an open plan warehouse accessed via a combined roller shutter and personnel door. There is a single WC, along with a small partitioned office at the rear (forming the tenants fit out). Externally, the unit benefits from a loading area and a single parking space.

Tenure

Leasehold - 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. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross external area basis

Description	sq ft	sq m
Warehouse	730	67.82
Total	730	67.82

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewing & Further Information



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