



OFFERED WITH VACANT POSSESSION

Unit 6 Boston Business Park Trumpers Way, Hanwell, W7 2QA

Industrial / Warehouse Unit

2,378 sq ft

(220.92 sq m)

- Clear height of 5.6m rising to 7.1m (2.4m under mezz)
- Approx. 4x dedicated parking
- Electric roller shutter door
- Loading bay
- 3 Phase power
- Ancillary office accommodation
- Additional mezzanine storage
- Close proximity to M4
- Close proximity of Boston Manor Station (Piccadilly Line)

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Summary

Available Size	2,378 sq ft
Price	£655,000
Business Rates	Interested parties are advised to contact the Local Authority.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated in the established Boston Business Park, Trumpers Way, to the west of Hanwell town centre. Trumpers Way is accessed via Boston Road (A3002), which gives access to the A4020 Uxbridge Road to the north and the A4 and M4 at Brentford to the south. The A4 provides direct access to Heathrow Airport 8.5 miles to the West and Central London 7.8 miles away to the south.

Travel Distances

A4 - 2.2 miles

A40 - 3.4 miles

M4 Junction 2 - 4.1 miles

Hanwell Overground Station - 1.3 miles

Boston Manor UG Station (Piccadilly Line) - 1.2 miles

Source: Google Maps

Description

The premises comprise a mid-terrace light industrial / warehouse unit of steel portal framed construction with brick and profile steel clad elevations. The unit is accessed via an electric loading door serviced by a dedicated loading bay, benefitting from a max height of 7.16m, 3 phase power and welfare facilities. Dedicated parking is located to the rear and the front elevation to the unit.

Tenure

Freehold.

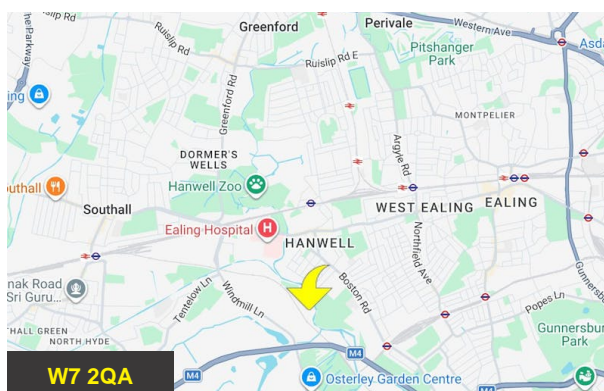
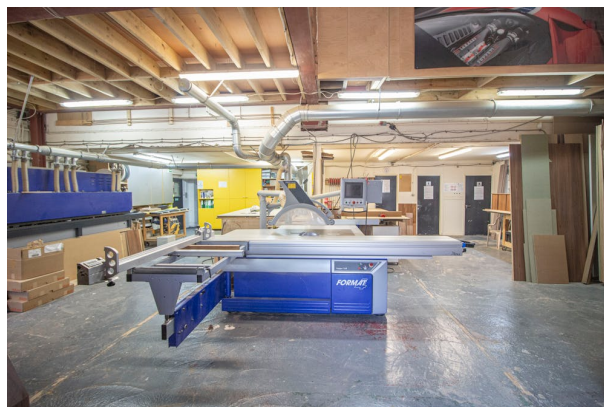
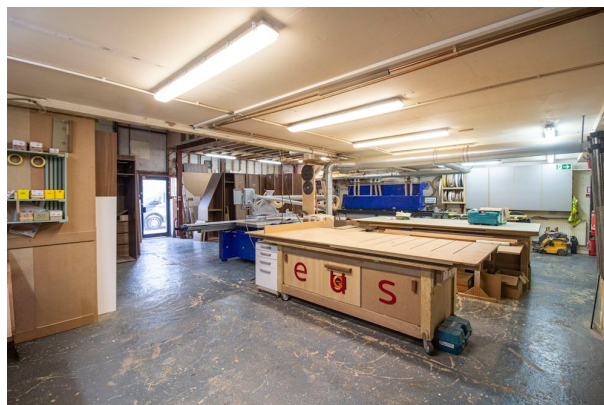
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	1,577	146.51
First Floor Offices	801	74.42
TOTAL	2,378	220.92
Mezzanine	491	45.62

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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