

9 BROADS FOUNDRY

Trumpers Way, London, W7 2QP

Modern first floor office with lift and parking

850 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	850 sq ft
Price	£270,000
Business Rates	Applicants are encouraged to make their own enquiries to the London Borough of Ealing.
Service Charge	£1,495 per annum
EPC Rating	B (30)

Key Features

- 1 allocated parking space
- 2 WC's with shower
- Lift accessible
- Gas central heating
- Fully working kitchen with appliances
- Dual aspect double glazed windows
- Two partitioned offices

Description

This first floor office comprises three office spaces, two WC's with showers and a fully working kitchen. An occupier would benefit from wood flooring and carpeted areas, plenty of natural light from windows on two aspects, and gas central heating.

This property is accessed via a lift through an intercom entry system.

Externally there is one parking space located in an off street parking area in front of the property.

Location

Broads Foundry is situated close to Hanwell, a town just west of Ealing, within 5 minutes of the A4020 and within a mile of both Boston Manor Station (Piccadilly Line) and Hanwell Station (TFL Rail) which will soon be connected to the new Crossrail Network.

VAT

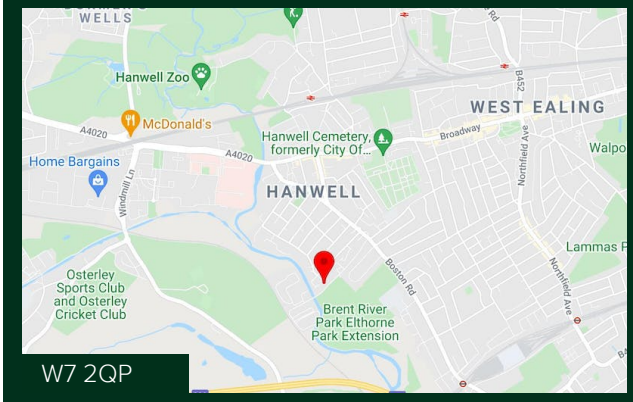
This property is not elected for VAT.

Long Leasehold

We are selling the long leasehold interest (990 years remaining).

Viewings

Strictly through Vendors sole agent.







Viewing & Further Information

Alfie England

020 3355 1555 | 07756 623 656
alfie@forestrealestate.co.uk

Zach Forest

020 3355 1555 | 07890 209 397
zach@forestrealestate.co.uk

CONNECT WITH US

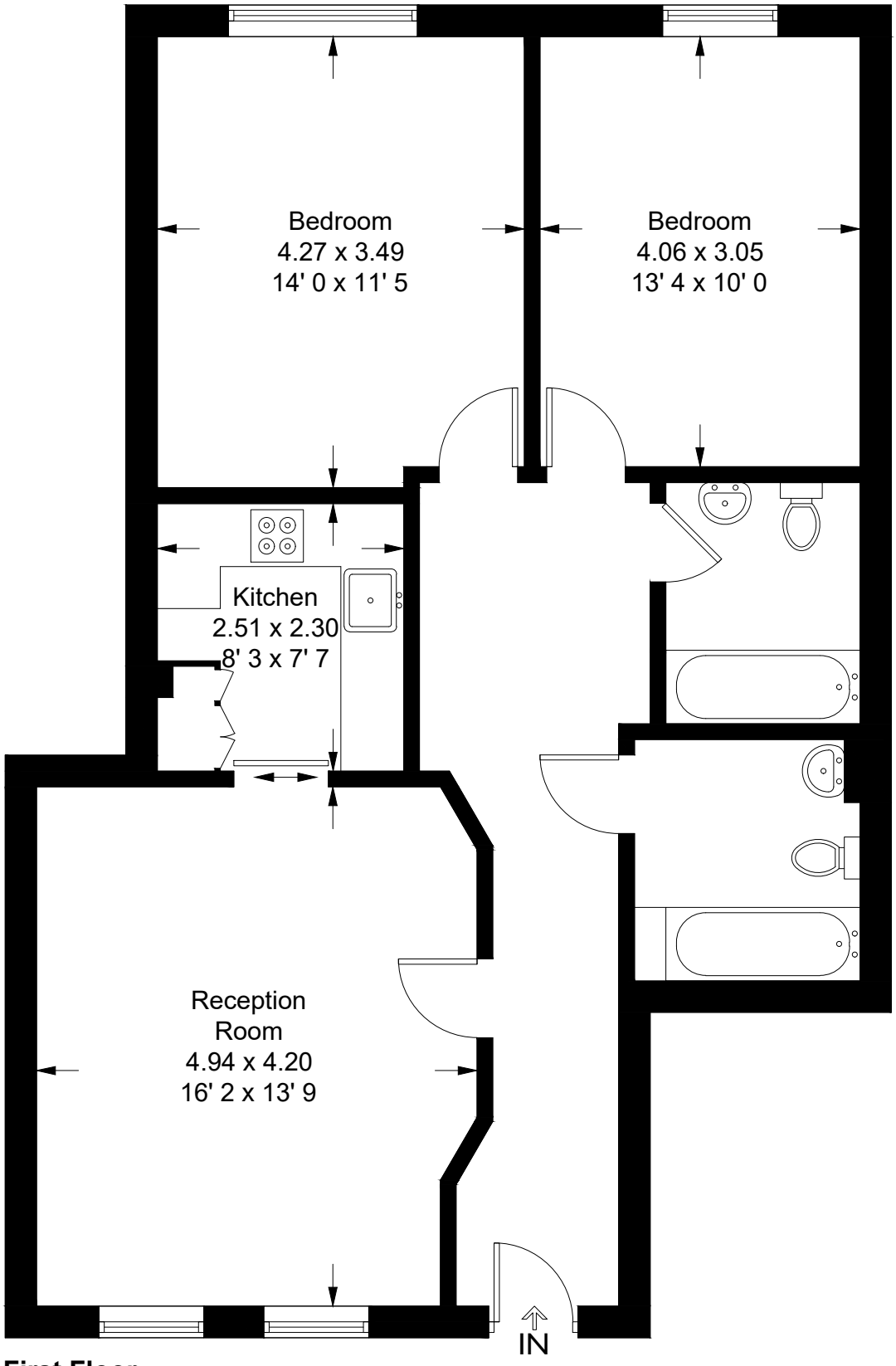
1 Bridge Lane, London, NW11 0EA
020 3355 1555
info@forestrealestate.co.uk
www.forestrealestate.co.uk

FOREST
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/12/2022

Broads Foundry

Approximate Gross Internal Area = 859 sq ft / 79.8 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.