

Unit 4 Hanworth Trading Estate

Feltham, TW13 6DH



TO LET

3,650 SQ FT
(339.10 SQ M)

£21.50 PER SQ FT

Modern
industrial/warehouse unit
close to A316/M3 and
Heathrow Airport

- 6m eaves height
- Full height loading door
- Secure shared yard
- 3 phase electricity
- 24 hour access
- Comfort cooling to offices

020 8707 3030
desouza.co.uk

Summary

Available Size	3,650 sq ft
Rent	£21.50 per sq ft
Rates Payable	£27,195 per annum
Rateable Value	£55,500
VAT	Applicable
EPC Rating	B (49)

Description

The property comprises a mid terrace single storey industrial/warehouse unit with offices on the ground and first floor. It benefits from 6m eaves height, ground and first floor offices with comfort cooling and new double glazed windows.

Externally there is allocated car parking and the unit is in a secure shared yard area.

Location

The property is situated on the popular and well established Hanworth Trading Estate, off the main A312 Hampton Road West, close to its junction with the A316 which provides immediate access to the M3 (J1) for the motorway network and Central London. Heathrow Airport and Hatton Cross (Piccadilly Line) are approximately 2.5 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - Warehouse	2,760
Ground - Office	445
1st - Office	445
Total	3,650

Specification

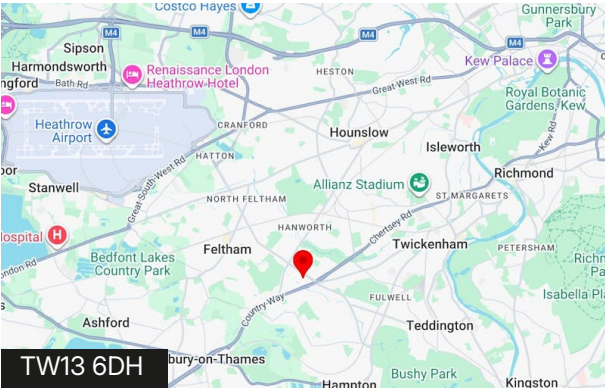
- Secure shared yard
- Full height loading door
- Clear height of 6m
- Ground and first floor offices
- 24 Hour access
- Allocated parking
- WC's
- Lighting throughout
- Three phase power
- EPC- B

Viewings

By appointment with De Souza

Terms

A new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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