

TO LET

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MODERN INDUSTRIAL/WAREHOUSE UNIT INCLUDING A LARGE SECURED YARD

11,305 SQ FT (1050.23 SQ M)



**Unit 7 Fairway Trading Estate, Fairway Close, Green Lane,
Hounslow TW4 6BU**

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020 8707 3030

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Location

The property is situated off Green Lane on the well established Fairway Trading Estate and is accessed via the A312 and A315.

Hounslow and Feltham town centres are close by and Feltham mainline train station is approximately 1.5 miles, Hatton Cross and Hounslow West (London Underground, Piccadilly Line) underground stations are within 2 miles.

Description

Unit 7 is a single storey warehouse unit with offices on the ground and first floor. The unit was built in the 1980's and is of steel portal frame with part brick, part cladding elevations and a glazed elevation to the office section and benefits from a large secure yard.

Amenities

- Fully fitted offices on the ground and first floor
- Eaves height approximately 5m
- 3 phase power
- On site car parking spaces
- Large secure yard
- EPC rating: **D85**

Accommodation

	sq.ft.	Sq.m
Ground and 1st floor office:	2,223	206.51
Warehouse:	9,082	843.71
Total: (Gross external area)	11,305	1,050

Terms

Unit 7 is available on a lease expiring November 2025 with a tenant break option in November 2020.

Rent

Upon application

Viewing

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(1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.
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