

TO LET

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MODERN INDUSTRIAL/WAREHOUSE UNIT – 4,172 SQ FT (387.61 SQ M)



**Unit 3 Hanworth Trading Estate, Hampton Road West, Hanworth
TW13 6DH**



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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, Great Chertsey Road which provides immediate access to junction 1/M3 approximately 2 miles to the west and Central London to the east.

The A312 leads directly to the A30 to Heathrow Airport and Hatton Cross (London Underground, Piccadilly Line), approximately 2.5 miles away.

Description

The property comprises an end of terrace single storey industrial warehouse building with two storey offices to the front. The premises also benefit from a secure shared yard area.

Amenities

Fully fitted offices
Eaves height approximately 18'
3 phase power
5 on site car parking spaces
Secure shared yard
EPC rating: **D96**

Accommodation

	sq.ft.	Sq.m
Ground and 1st floor office:	854	79.36
Warehouse:	3,318	308.25
Total: (Gross external area)	4,172	387.61

Terms/Rent

Upon application.

Viewing

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