

NEW TO THE MARKET

**Self-contained Industrial/Warehouse unit
with a large secure yard**



TO LET

7,228 SQ FT (1050.23 SQ M)

**Former ATS Building
Amberley Way off Green Lane
Hounslow
TW4 6BH**

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

Amberley Way is situated off Green Lane, Hounslow which connects the A315 (Staines Road) and the A312 (The Causeway). The M4 motorway (Junction 3) is within 3 miles which in turn provides access to the M25. Hounslow and Feltham town centres both provide retail and banking facilities. Heathrow Airport is approximately 2 miles distant.

Description

The building is a single storey warehouse unit with offices on the ground and first floor and is of brick construction with a steel truss frame. In addition, the premises benefits from a large secure yard.

Amenities

Five loading doors
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: **E113**

Accommodation

Warehouse and ground floor office:	5,950 sq ft	(552.75 sq m)
First floor offices:	1,278 sq ft	(118.72 sq m)
Total:	7,228 sq ft	(671.47 sq m)
Yard: Approx	8,900 sq ft	(826.81 sq m)

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Viewing

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