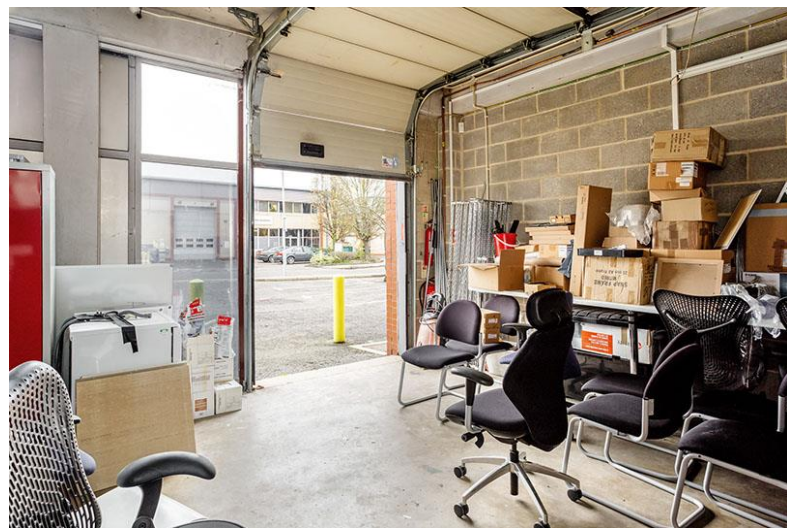


TO LET | REFURBISHED OFFICE/BUSINESS UNIT

2,445 - 4,934 sq ft (227 - 459 sq m)

5 Maple Grove Business Centre
Lawrence Road
Hounslow
Heathrow TW4 6DR

[Click Here for Virtual Tour](#)



- Refurbished
- Air-conditioning
- Rent from £9.50 per sq ft *
- 11 car parking spaces
- Refurbished WC's
- Loading area

Location

The premises are located on the Maple Grove Business Centre in Lawrence Road, just off Green Lane, Hounslow. Green Lane connects the A315 (Staines Road) and the A312 (The Causeway). Heathrow Airport is within 2 miles and connection the motorway network is via the M4 (J3) which is approx. 4 miles or the M3 (J1) which is within 5 miles.



Description

Maple Grove Business Centre is an established business park benefiting from security barrier access. Unit 5 is a modern 2 storey business premises which has just been refurbished.

The first floor provides modern air-conditioned offices with new ceilings and LED lighting.

The ground floor benefits from 3.3m internal height and a loading door. It is suitable for a variety of uses such as storage and production or could be used as offices.

Floor	Sq M	Sq Ft
Ground	227	2,445
First	231	2,489
Total	459	4,934

Gross internal areas

Amenities

- Refurbished self-contained building
- Security barrier estate entrance
- Air-conditioning
- New LED Lighting
- Refurbished WC's
- 11 car parking spaces
- Ground floor suitable for a variety of uses
- Loading door
- EPC – D 96



Terms

Available on a new lease as a whole or part for a term to be agreed.

Rent – From £9.50 per sq ft. Further details on application.



For more information or to arrange a viewing contact:

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