

**FOR SALE or TO LET | MODERN OFFICE/BUSINESS UNIT**

**2,500 SQ FT (232 SQ M)**

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



**DE SOUZA**

COMMERCIAL PROPERTY CONSULTANTS

## 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. The available unit is a modern end of terrace 2 storey business premises with 6 car parking spaces.

The first floor provides modern air-conditioned offices with LED lighting and includes a reception area, meeting room and kitchen.

The ground floor benefits from double doors for loading access and is suitable for a variety of uses such as storage and production or could be used as offices.

Floor	Sq M	Sq Ft
Ground	116	1,250
First	116	1,250
<b>Total</b>	<b>232</b>	<b>2,500</b>

## Amenities

- Self-contained
- Business park environment
- Security barrier estate entrance
- Air-conditioning (First Floor)
- LED Lighting
- 6 car parking spaces
- Double doors for loading access
- Meeting room, reception area and kitchen
- EPC - Pending

## Terms

**Freehold Price - £650,000 + VAT**

**Rent - £43,750 pa exclusive of VAT and all other outgoings**



# DE SOUZA

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