

# **FOR SALE** | INDUSTRIAL/WAREHOUSE BUILDING

**Legacy House  
Hanworth Trading Estate  
Hampton Road West  
Hanworth  
Feltham  
TW13 6DH**



- **RARE FREEHOLD OPPORTUNITY**
- **12,351 sq ft (1,147 sq m) GROSS INTERNAL AREA**
- **CURRENTLY RUN AS A BUSINESS CENTRE AND INCOME PRODUCING**
- **LOADING DOOR**
- **CAR PARKING**
- **LESS THAN ½ MILE FROM A316**
- **4 MILES FROM HEATHROW AIRPORT (T4)**

## Location

The property is situated on the well established Hanworth Trading Estate, off the main A312 Hampton Road West, close to its junction with the A316, which provides immediate access to M3 Junction 1 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 (Piccadilly Line), approximately 2.5 miles away.



## Description

A detached steel truss industrial unit with two storey offices at the front. The unit is currently subdivided to provide serviced industrial and office space and is partitioned into several units. The eaves height is approximately 12ft clear and there is loading from the front of the building. Our clients have created some mezzanine storage in the roof void which is not included in the floor areas noted below:

## Accommodation (Gross internal areas)

	Sq M	Sq Ft
Ground Floor	929	10,000
First Floor Offices	218	2,351
<b>Total</b>	<b>1,147</b>	<b>12,351</b>

EPC Pending

## Business Rates

Rateable Value £81,000. Rates payable 2020/21 - £41,472

## Terms

The freehold is available. The building is currently occupied by a number of tenants on flexible licence agreements. Full vacant possession could be achieved if required within approximately 3 months. Total gross annual income is approximately £115,000 per annum.

## Price

Offers in excess of £2,000,000. We are advised that VAT is not payable on the purchase price.



**For more information or to arrange a viewing contact:**

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