

Unit 33

Phoenix Distribution Park, Phoenix Way, Hounslow, TW5 9NB



TO LET

5,355 SQ FT
(497.50 SQ M)

£19.50 PER SQ FT

Comprehensively
refurbished
industrial/warehouse unit

- Comprehensively refurbished unit
- 5 m eaves
- New roof
- New warehouse concrete floor
- LED lighting
- Roller shutter door
- New teapoint and WC

020 8707 3030
desouza.co.uk

Summary

| | |
|----------------|--|
| Available Size | 5,355 sq ft |
| Rent | £19.50 per sq ft |
| Rates Payable | £4.50 per sq ft Guide |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

Unit 33 is a semi detached single storey warehouse unit extending to 5,355 sq ft and is of a steel framed construction with metal cladding to the elevations.

The unit has been comprehensively refurbished and the specification includes 5m eaves, a new roof, new concrete warehouse floor, teapoint, WC and LED lighting.

Loading access is via a roller shutter door to the front of the unit. The estate also benefits from have 24/7 use and on site security and a caretaker.

Location

Phoenix Distribution Park is accessed off Cranford Lane and is situated 1 mile from Junction 3 of the M4 and 3 miles from the M25.

Heathrow Airport is approximately 2 miles distant and Hounslow Town Centre, which supplies all banking and retail facilities, is approximately 3 miles.

Accommodation

The accommodation comprises the following areas:

| Name | Floor/Unit | sq ft | sq m |
|------------------|------------|--------------|---------------|
| Unit - Warehouse | Unit | 5,355 | 497.50 |
| Total | | 5,355 | 497.50 |

Specification

Comprehensively refurbished

New roof

New warehouse floor

Teapoint

WC

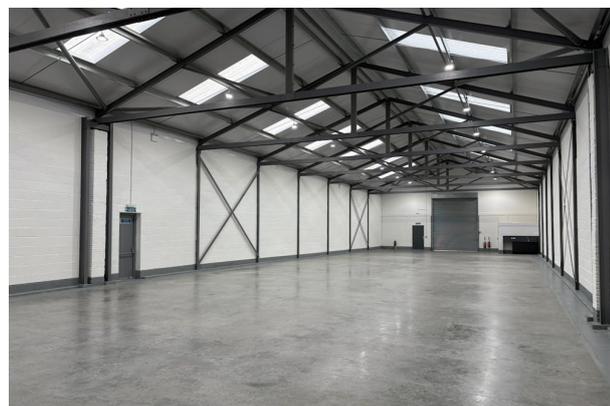
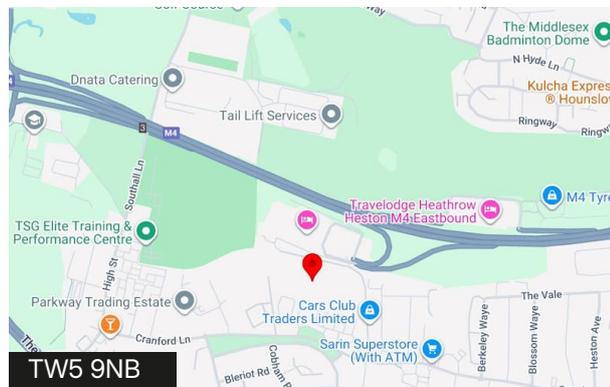
Roller shutter door

Viewings

By appointment only

Terms

Available on a new lease direct with the Landlord.



Viewing & Further Information



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