

**FOR SALE
OR TO LET**

527 Staines Road

Hounslow
Middlesex
TW4 5DZ



Industrial/Production Unit 28,714 sq ft (2,667.53 sq m)



LOCATION

The premises front the northern side of the Staines Road (A315) which provides a direct route into Hounslow Town Centre (approximately 1 mile). Terminal 4 at Heathrow and Junction 3 of the M4 motorway are each approximately 3 miles from the building and Hounslow West tube station (Piccadilly Line) is within 15 minutes walk to the north.

DESCRIPTION

The property provides a production unit with prominent 2 storey offices to the front on a self-contained site of approximately 1.3 acres.

527 Staines Road



AMENITIES

The property has over 150 ft frontage to the Staines Road and benefits from the following amenities:

- 20' eaves height
- 3 phase power
- Electrically operated up & over loading door
- Concertina loading door
- Parking for 49 cars and 4 articulated lorries
- Lighting throughout

The main office accommodation on ground and first floors provides the following:

- Raised floors
- Suspended ceilings with recessed fluorescent lighting
- Reception area
- Triple Glazing
- 8 person passenger lift
- Gas fired central heating



FLOOR AREAS

	Sq Ft	Sq M
Industrial/Production Area	18,710	1,738.20
Two storey offices	7,994	742.70
Ancillary offices	2,010	186.73
TOTAL (approx GEA)	28,714	2,667.63

TERMS

Terms available on application from: De Souza & Co

VIEWING

By appointment only

CONTACT

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