

Ref: 5714

# New Instruction

## Close to M3 & Heathrow



## TO LET

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### Modern Industrial/Warehouse unit

3,650 sq ft (339.08 sq m.)

Unit 4 Hanworth Trading Estate  
Hampton Road West  
Hanworth, Middlesex  
TW13 6DH

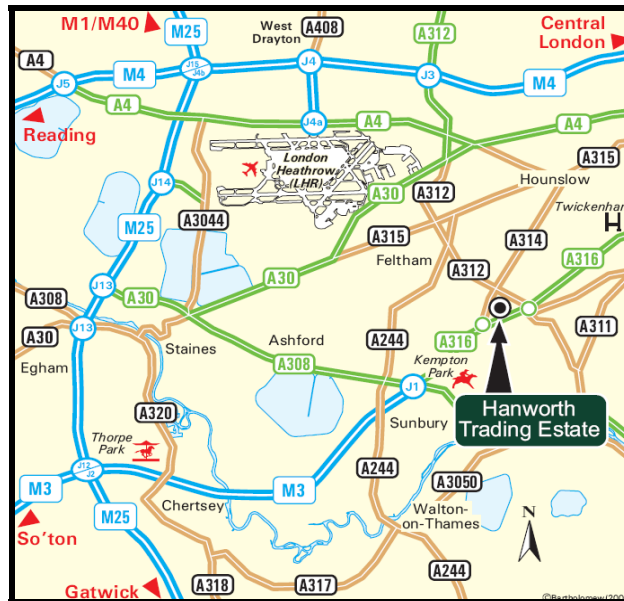
[www.desouza.co.uk](http://www.desouza.co.uk)

**TEL: 020 8707 3030**

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## Location

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



## Description

The property comprises a mid terrace single storey industrial warehouse building with two storey offices to the front.

## Floor Areas

Warehouse/ Production area	2,760 sq ft	256.39 sq m
Ground floor office/reception	445 sq ft	41.34 sq m
1 <sup>st</sup> Floor office	445 sq ft	41.34 sq m
<b>Total gross external area</b>	<b>3,650 sq ft</b>	<b>339.08 sq m</b>

## Amenities

- Ground & 1<sup>st</sup> floor offices
- Eaves height 18' approx
- Full-height roller shutter door
- 3 Phase power
- Lighting to warehouse
- Allocated on site car parking

Terms/ Rent  
Viewing

Upon application

Strictly by appointment through sole agents.  
Simon Cressey Email: [simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)

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