

Ref: 5720

NEW INSTRUCTION



TO LET

Refurbished modern Industrial/Warehouse unit

4,172 sq ft (387.61sqm) GEA

Unit 3 Hanworth Trading Estate
Hampton Road West
Hanworth Middx.
TW13 6DH

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

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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 an end of terrace single storey industrial warehouse building with two storey offices to the front.

Area

Industrial / warehouse	308.25 sqm.	3,318 sq ft approx
Two storey offices	79.36 sqm.	854 sq ft approx
Total	387.61sqm	4,172 sq ft approx (Gross external area)

Amenities

- Fully fitted offices
- Eaves height 18' approx
- Full-height roller shutter door
- 3 phase power
- Gas fired heater to warehouse
- Lighting to warehouse
- 5 on site car parking spaces
- Secure shared front yard

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

EPC

An Energy Performance Certificate (EPC) is available

Viewing

Strictly by appointment through sole agents.

De Souza & Co
Simon Cressey

Email: simonc@desouza.co.uk