

Ref: 5736

## NEW INSTRUCTION



## TO LET

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**Warehouse/Production Unit**  
5,000 SQ FT (464.51 SQ M)  
**Unit 3 Inwood Business Park**  
**Whitton Road**  
**Hounslow**  
**TW3 2EB**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://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 located at the front of the Inwood Business Park, Whitton Road, adjacent to Hounslow BR station. Hounslow town centre is within 2 miles and provides banking and retail facilities. The M4 and M3 motorways are within 5 miles and Heathrow airport is approximately 4 miles.

## Description

Unit 3 is a single storey warehouse unit with offices on the ground and first floor. The unit was built in the mid 1980s and is of steel portal frame with part brick, part cladding elevations and a glazed elevation to the office section.

## Accommodation:

Warehouse	Office
<ul style="list-style-type: none"><li>▪ 20 ft eaves height to the warehouse.</li><li>▪ Up and over full height loading door.</li><li>▪ 3 phase power.</li><li>▪ Fluorescent lighting to warehouse</li></ul>	<ul style="list-style-type: none"><li>▪ Electric heating to offices.</li><li>▪ Carpeting throughout.</li><li>▪ Male/Female toilets</li><li>▪ Suspended ceiling with recessed lighting</li></ul>

## Terms

Upon application

## Rent

Upon application

## Viewing

By appointment through sole agents

Simon Cressey    Tel: 0208 707 3036 Email: [simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)

or

Adrian Paxman    Tel: 0208 707 3034 Email: [adrianp@desouza.co.uk](mailto:adrianp@desouza.co.uk)

# Energy Performance Certificate

## Non-Domestic Building



LEGAL AND GENERAL UK PROPERTY TRUST

Unit 3

Inwood Business Centre

Whitton Road

HOUNSLOW

TW3 2EB

Certificate Reference Number:

9920-3097-0358-0851-0054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **92** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	466
Building complexity (NOS level):	4

### Benchmarks

Buildings similar to this one could have ratings as follows:

**42** If newly built

**87** If typical of the existing stock