DE SOUZA
Commercial Property Consultants

AMBERLEY WAY

NEW INSTRUCTION

TO LET

Self Contained Warehouse Unit with Secure yard

9,030.81 SQ FT (838.99 SQ M)

Amberley Way
Hounslow
Middlesex
TW4 6BH

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.

Location

Amberley Way is located off Green Lane to the west of Hounslow town centre. The estate is conveniently located for access to Heathrow Airport (3 miles) with Feltham mainline station approx 1.5 miles distant, which provides quick access to London Waterloo.

Description

The unit comprises a self contained warehouse/industrial unit with secure yard. Specification includes 3 full height roller shutter doors to the front of the warehouse with another 4 loading doors for side access. The warehouse has a minimum eaves height of 5.93 m. The ground floor comprises offices (part air-conditioned), male and female WC's and a kitchen.

Accommodation

Warehouse	5,520.38 sq ft	512.86 sq m
Ground Floor Offices, Kitchens and WC	1,818.99 sq ft	168.99 sq m
Mezzanine	1,691.44 sq ft	157.14 sq m
Total	**9,030.81 sq ft**	**838.99 sq m**

EPC

An Energy Performance Certificate (EPC) is available

Tenure

Leasehold. The current lease expires in July 2014. A longer lease is available subject to negotiations with the superior landlord. The passing rent is £66,000 per annum exclusive

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Please contact: **De Souza & Co**

Adrian Paxman 020 8707 3034
adrianp@desouza.co.uk

or

Simon Cressey 020 8707 3036
simonc@desouza.co.uk