

# To Let



**Unit 6 Heathlands Industrial Estate, Heathlands Close, TW1 4BP**  
**2,313 Sq Ft Industrial Unit on an Established Trading Estate**



## Key Features

- To be refurbished
- Modern end of terrace unit
- Close to Twickenham Town Centre
- Popular trading estate
- Trade Counter Potential
- Allocated car parking
- Other occupiers include Brewers, Wolseley UK, Hitchcock & King & Kew Electrical

## Property

An end of terrace unit of steel portal frame construction under an A framed steel profiled roof. The warehouse benefits from: 5.2m clear height, heating, lighting and goods access via a concertina loading door.

Fitted offices are provided at first floor with flexible undercroft accommodation allowing further office space, trade counter low height storage or welfare. Externally there are 5 allocated car parking spaces.

The property will be refurbished.

## Location

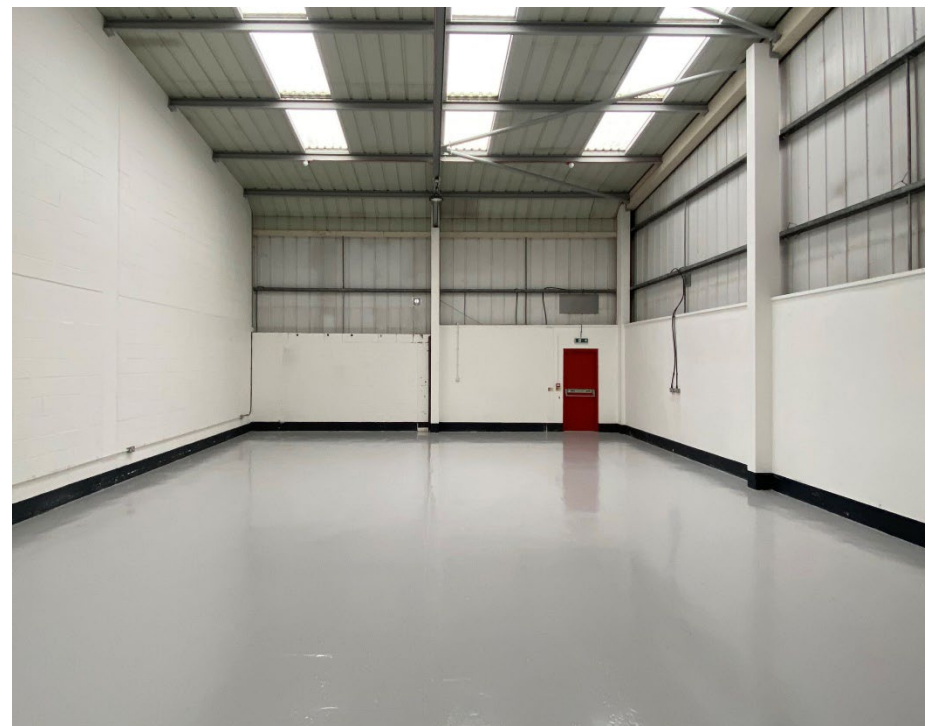
Heathlands Industrial Estate is located on the south side of A305 (Heath road), close to Twickenham Town Centre. The A316 leading to the M3 is 1 mile to the west. The property lies 2 miles from Richmond, 2 miles from Kingston Upon Thames and 11 miles from Central London)

Public transport is provided by Strawberry Hill and Twickenham train stations both in close proximity. Various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.

## Accommodation

	Sq Ft	Sq M
Warehouse	1,739	161.6
Under Croft/Office	287	26.7
<b>TOTAL</b>	<b>2,313</b>	<b>215</b>

All areas are approximate gross internal.



## Rates

The unit has a rateable value of £36,250 (April 2023). All interested parties should make their own enquiries with Richmond upon Thames Council – ref: 35972.

## Terms

The property is available by way of a new FRI lease on terms to be agreed.

Quoting rent on application.



## Planning

The estate has a planning consent for light industrial buildings dated 4th September 1981. Condition D states that no work shall be carried out on any Sunday or Bank Holiday, not between the hours of 6pm and 8am on any other day with the exception of Saturday, when no work shall take place after 1 p.m.

## Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

## VAT

The Property is elected for VAT.

## EPC

To be assessed following landlord's works.

## Legal Costs

Each party will be responsible for their own legal costs



# Contact

For further information, or to arrange a viewing, please contact Knight Frank or our joint agents.



## GUS HASLAM

020 7861 5299  
gus.haslam@Knightfrank.com

## KEVIN MCQUILLAN

020 7861 5495  
Kevin.mcquillan@Knightfrank.com



## ALEX LEWIS

020 3940 5575  
alex@lewisco.co.uk

## SAM JOHNSON

07563 393940  
sam@lewisco.co.uk

## SUBJECT TO CONTRACT

### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs dated February 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)