

To Let



Unit 5 Heathlands Industrial Estate, Heathlands Close, TW1 4BP
2,354 Sq Ft Industrial Unit in an Established Trading Estate



Key Features

- To be refurbished
- 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 frame construction under an A framed steel profiled roof with office accommodation.

The warehouse benefits from: 5.2m clear height, lighting and goods access via a full height concertina loading door. Fitted offices are provided at ground and first floors including WC's. Externally there are 5 allocated car parking spaces and a 12.7m deep loading apron

Unit 5 will be refurbished.

Location

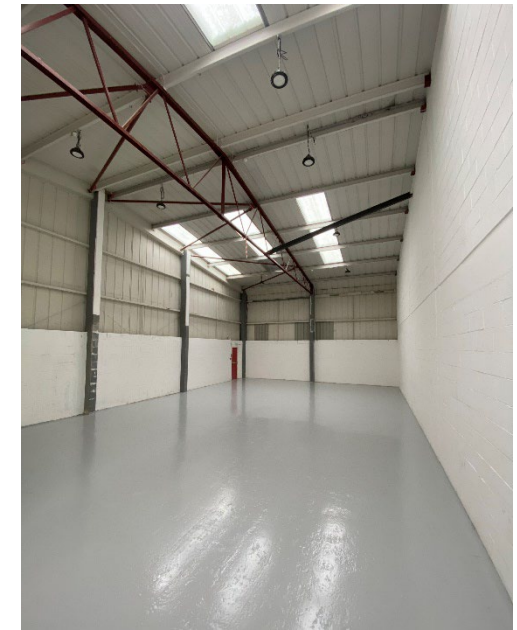
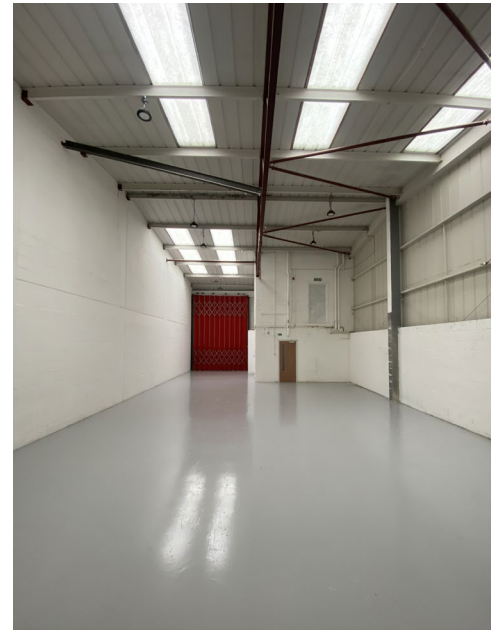
Heathlands Industrial Estate is located on the south side of A305 (Heath road), close to Twickenham Town Centre. The A316 leading to the M3 is 1 mile to the west. The property lies 2 miles from Richmond, 2 miles from Kingston Upon Thames and 11 miles from Central London.

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	1,784	166
Ground and First Floor Offices	570	53
TOTAL	2,354	219

All areas are approximate gross internal.



Rates

The unit has a rateable value of £37,500 (April 2023). All interested parties should make their own enquiries with Richmond upon Thames Council – ref: 35971.

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

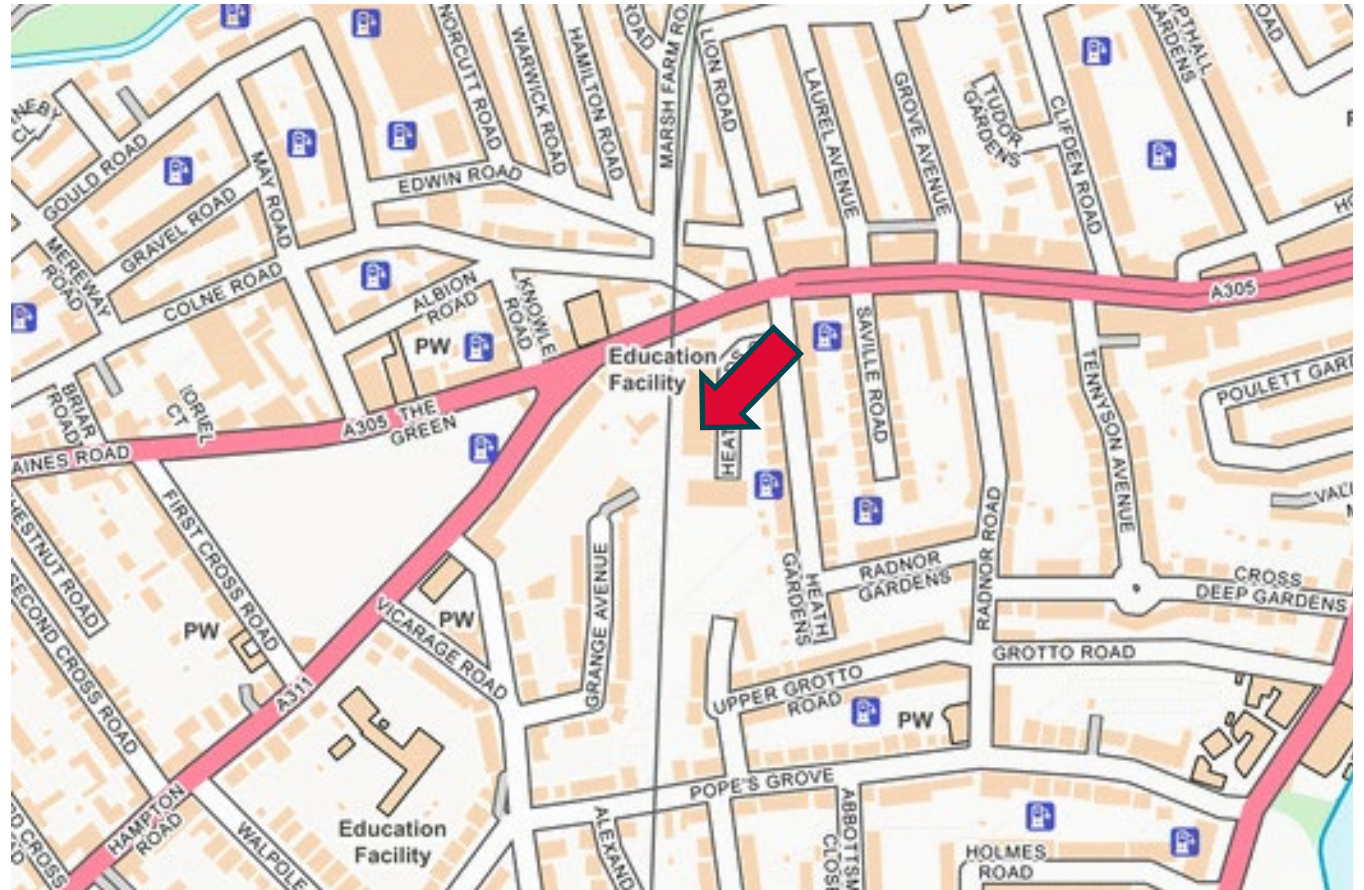
The Property is elected for VAT.

EPC

D:97 and subject to re-assessment following further 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.



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SUBJECT TO CONTRACT

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Particulars dated June 2024. Photographs dated February 2024.

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