

QUILLIAM

New Commercial Lease for Let



Guide Price £26,500 per annum for the Lease

129 Heston Road
Hounslow
TW5 0RD

London Borough of Hounslow

Quilliam
206 High Street
Brentford
TW8 8AH

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Summary

- A newly built ground floor commercial unit with a prominent double frontage.
- Unit delivered on a shell and core basis with capped services.
- New FRI Lease, 15 Years.
- Approx Gross Internal Area 1,178sq ft, (109.4sqm).
- Good open plan layout, with interconnecting staff, storage, rear access area.
- Permitted Use Class E (Potential Office, Gym or Medical Use)
- Allocated site parking to the rear for three cars. Spaces, 2, 3, and 4 on site Plan.
- Potential loading and unloading to the rear (subject to necessary approvals being granted).
- Unconditional offers sought for the Leasehold interest.
- Vacant Possession.

Location

Well, located on Heston Road set amidst busy local shops in the London Borough of Hounslow.

Description

A ground floor commercial unit in shell condition approx. 1,178sq ft with a prominent frontage to the main road available to let on a Full Repairing Insuring Lease.

Permitted Use

Use Class E of The Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and further amendments to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Class E Planning is a commercial class generally covering shops, offices, gyms, restaurants, workshops and other types of commercial buildings. It broadly incorporates the previous A1, A2, A3, B1, and part of both D1 and D2.

Rent

We have been informed by the Vendor that the premises are held on a secure renewable Lease within the Landlord and Tenant Act 1954. Rent Review pattern negotiable.

Service Charge

Total Annual Charge for 24/25 = £360.88.

Business Rates

Dependent upon final usage.

EPC Rating B (Valued until March 2033).

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Site Layout and Ground Floor Plan
1:250

**WC Facilities**

There is provision for a WC or WC's, (see proposed Ground Floor Plan for Office Usage) soil stacks indicated in red, there are four in total.

Utilities

There is a gas meter installed however it is not connected. The supply has been taken to the meter on the external wall but not inside the building.

Car Parking

There are three allocated car parking spaces (numbers 2, 3 and 4) to the rear of the property.

Inspection

The premises may be inspected by prior appointment through the Vendor's Sole Selling Agents, Quilliam. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the Vendor or their Agent.

Method of Sale and Tenure

Unconditional offers are sought for the Leasehold interest with vacant possession.

Borough

London Borough of Hounslow.

Contact

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Main Unit



Interconnecting Rear Access with Main Unit

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Front Elevation

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Heston Road

Approximate Gross Internal Area = 109.4 sq m / 1178 sq ft

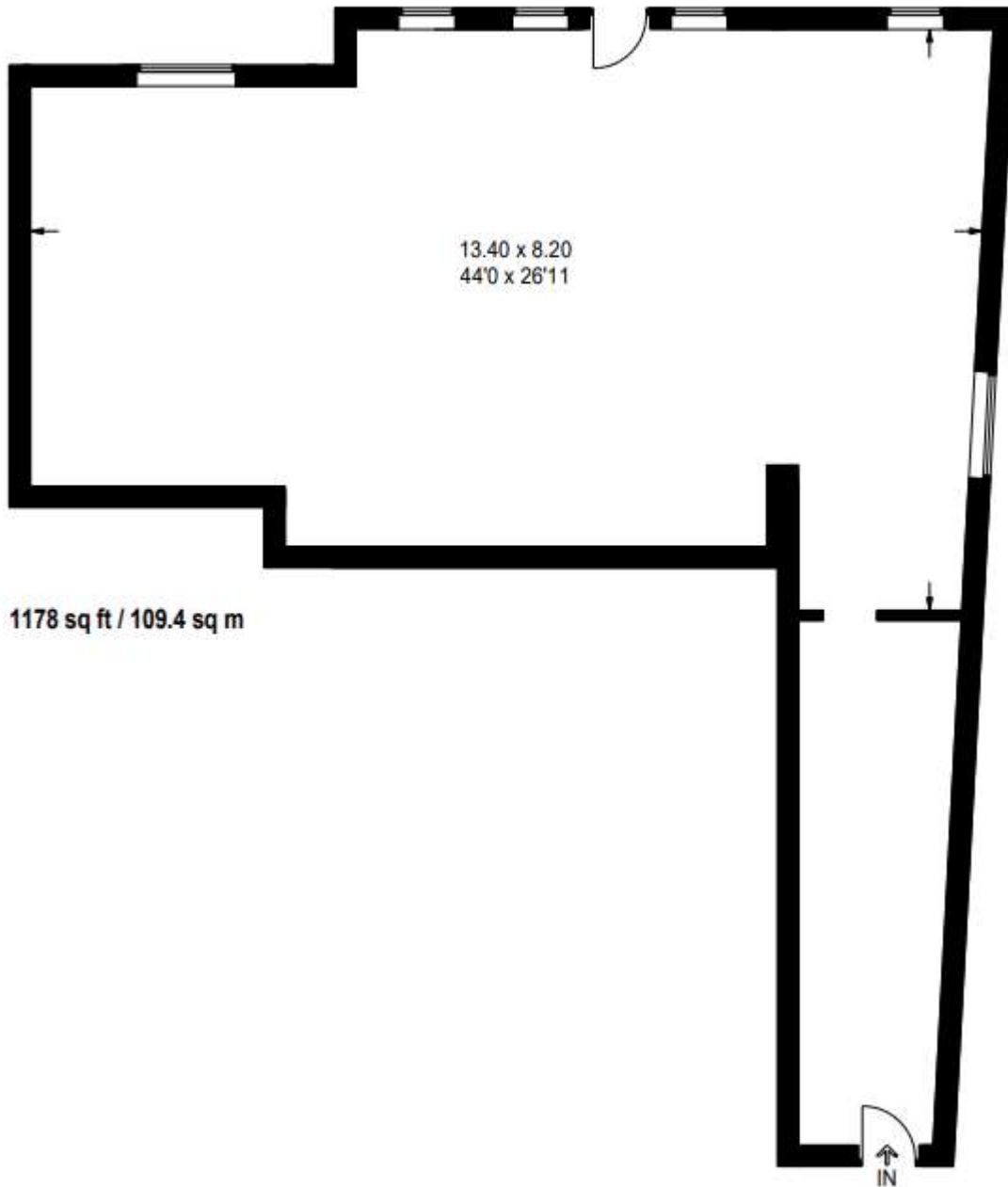


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110508)