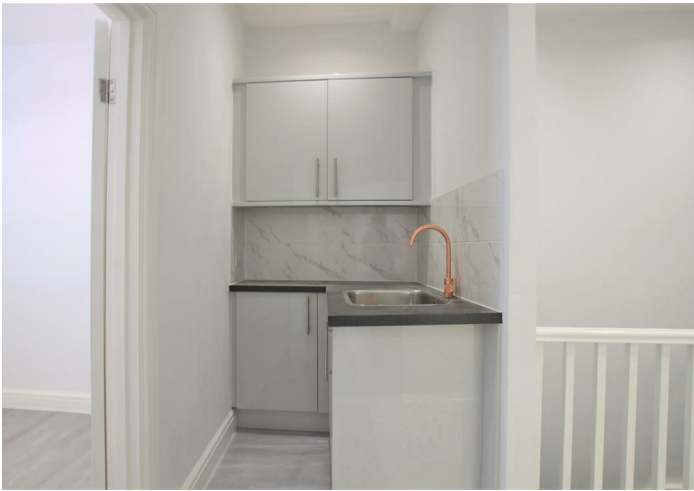




10 Bath Road, Hounslow, TW3 3EB
£20,000 P.A

DBK
ESTATE AGENTS



10 Bath Road, Hounslow, TW3 3EB £20,000 P.A

Sited on this prominent and sought-after location moments away from Hounslow High Street the premises falls in the midst of reputable local businesses and is Mid-September!

Sprawling circa 517 sq.ft the premises comprises of a first floor office space with three separate rooms along with a WC facility and access to the loft space for storage.

Sited within convenient walk to Hounslow Central Underground Station (Piccadilly Line) linking you to Knightsbridge in 32 minutes, as well as the option to use Hounslow Overground Station which provides direct links London Waterloo Station. In addition, to the forthcoming Crossrail Network offering a 26 minute journey to Canary Wharf. Also within close proximity to London Heathrow Airport via bus links and underground and the M4 & M25 motorway also within close proximity to the development. A stone throw away rests Hounslow High Street boasting an ample array of local amenities ranging from supermarkets, gyms, beauty parlours, retail shops, bars and restaurants.

Key Features

- Available Mid September 2024
 - First Floor Premises
 - Circa 517 SQ.FT
- Rent - £20,000 Per Annum
 - Three Offices/ Rooms
 - WC Facilities
 - Prominent Location
- Walking Distance to Hounslow High Street
 - Hounslow Central Station 0.2 miles
 - Lease - Terms to be Negotiated



Rent

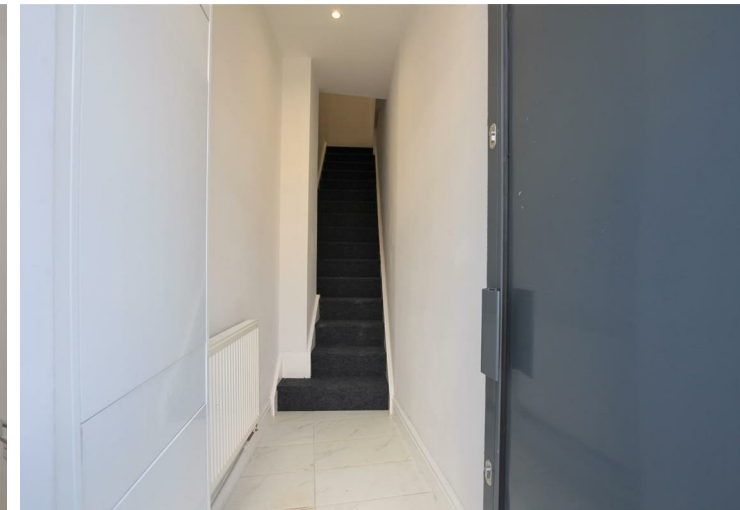
£20,000 per annum

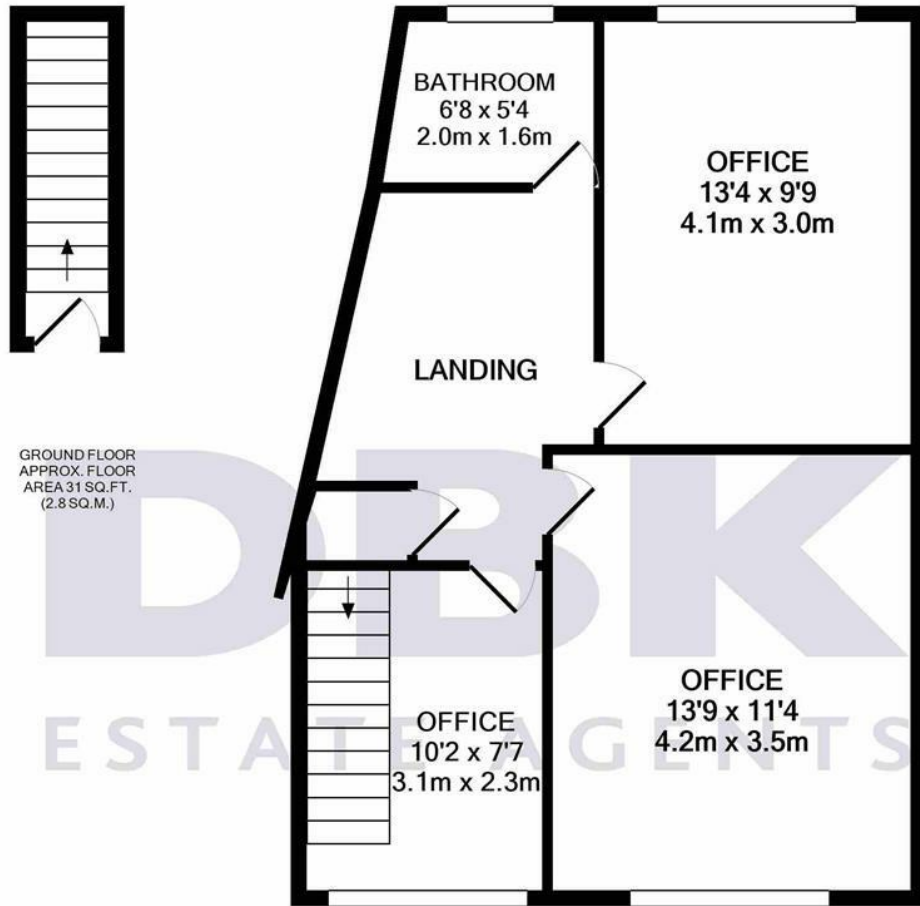
Lease

Terms to be negotiated

Rates

Business rates to apply but the amount is to be confirmed





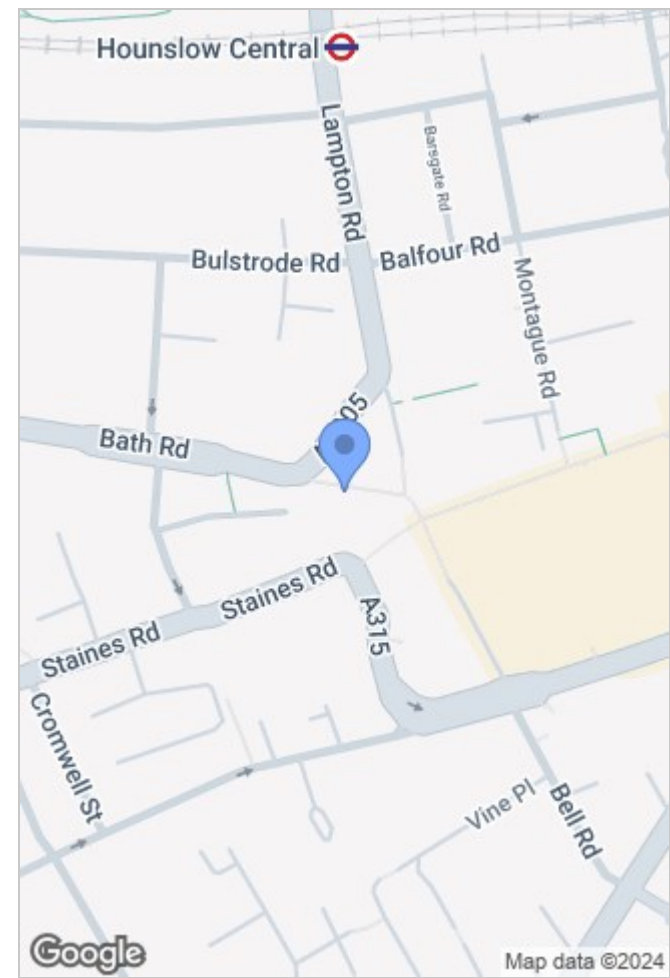
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1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	