



1A BRISTOW ROAD, HOUNSLOW, TW3 1UP

SUMMARY

Light industrial single and two storey buildings
Comprises of 10 units constructed of brick and render
Located on North side of Bristow Road
Gated access
Onsite parking

DESCRIPTION

The subject site is on the north side of Bristow Road. It comprises a collection of single storey and two storey buildings in light industrial use with a gated vehicle access and parking area to the front. The buildings are separated into ten separate units constructed of brick and render.

RENT

Asking rent: **£10 per sq ft**

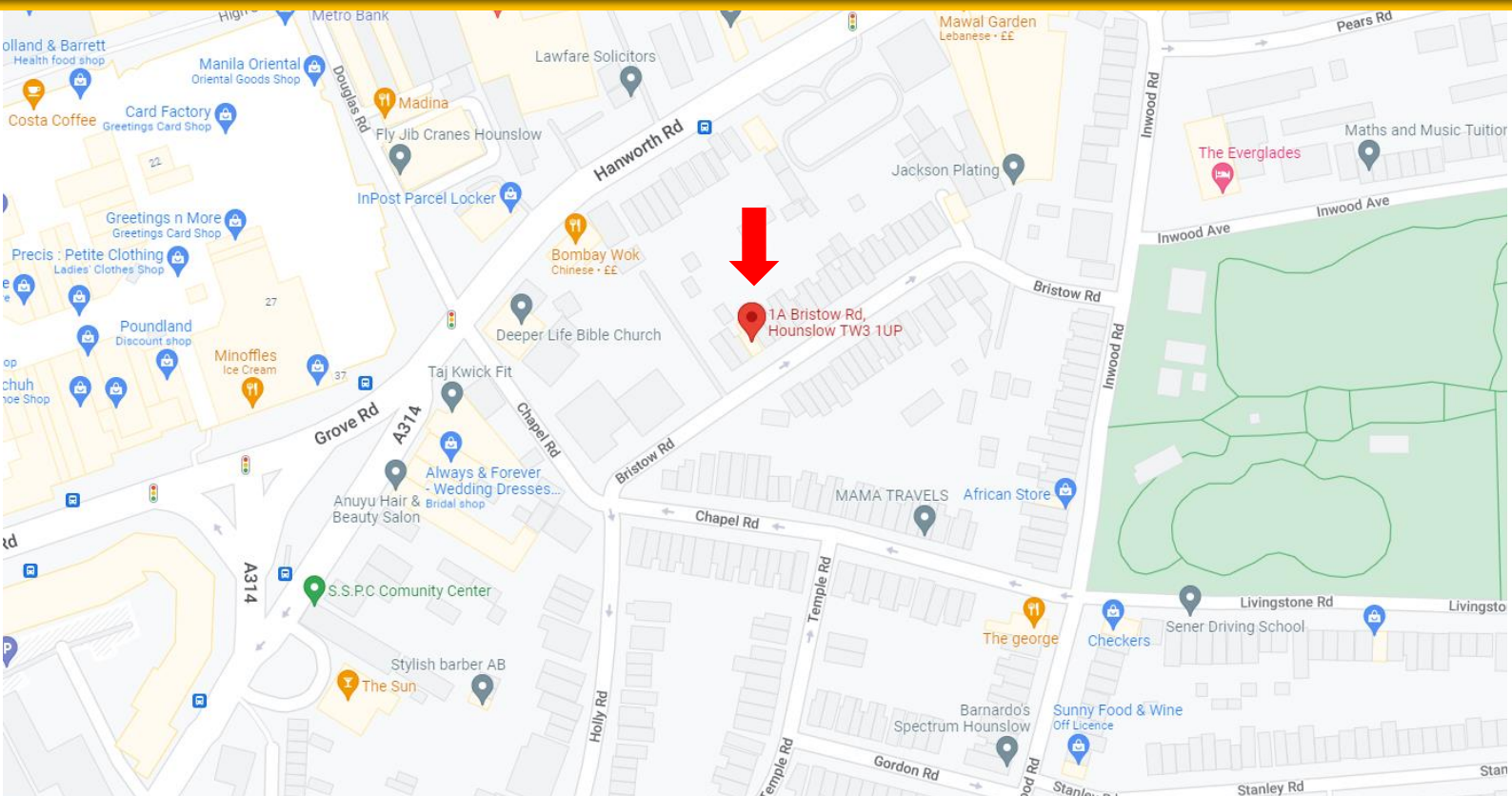
LOCATION

Hounslow lies within the London Borough of Hounslow in West London, approximately 12.2 miles west of Central London. The property is situated on a residential street close to Treaty Centre off the High Street.

Hounslow High Street is in closest proximity to the Property and this centre comprises of local independent traders and blue-chip tenants targeting predominantly the local and wider market. The main retail streets in Hounslow include: The High Street and Bath Road (in close proximity to Hounslow West Station).

Hounslow Central Underground Station is a 10-minute walk from the property with the Piccadilly Line train services available with a journey time of approximately 20 minutes to Hammersmith. Heathrow Airport is approximately 11 minutes from Hounslow Central Underground Station.

The area also benefits from several bus routes connecting Hounslow to inner London, Greater London and Heathrow Airport.



TENURE

Leasehold interest

SCHEDULE OF ACCOMMODATION

Existing Units	Net Floor Area in sq m	Net Floor Area in sq ft	Current Occupancy
1	32	344.32	Vacant
2	101	1086.76	Vacant
3	45	43.04	Vacant
4a	56	602.56	Vacant
4b	56	602.56	Vacant
5	62	667.12	Vacant
6	41	441.16	Vacant
7	36	387.36	Vacant
8	41	441.16	Vacant
9	63	677.88	Vacant
9a	41	441.16	Vacant
10	24	258.24	Vacant
Total	598	6434.48	

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 4242.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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