



Sanderson
Weatherall

TRADE COUNTER OPPORTUNITY

4,035 SQ FT / 375 SQ M - TO LET



UNIT 3, HOUNSLOW TRADE PARK, STAINES ROAD, HOUNSLOW, TW3 3FW

sw.co.uk



- Prime Trade Counter Opportunity
- Busy Estate
- Close to Hounslow Town Centre
- 4,035 sq ft / 375 sq m

Location

The property is situated in a prominent position fronting the busy A315 Staines Road. Hounslow Town Centre is located c. 0.5 miles to the east and Heathrow airport is c. 3 miles to the west. Hounslow mainline railway station (served by South West trains) and Hounslow Central (Piccadilly underground) are within walking distance of the property.

Hounslow Trade Park is a busy estate where occupiers include Screwfix, Tool Station, Halfords and Topps Tiles.

Description

The property comprises a trade counter / warehouse unit of steel portal frame construction with clad elevations. Access to the property is via an up and over shutter (Width – 3m & Height – 4m) or separate staff / trade entrance.

The warehouse accommodation has a clear height of 6m to the underside of the haunch rising to 8.2m at the apex. The space benefits from roof lights, 3 phase power, capped gas supply, LED Lighting and WC. Externally there is a loading area and allocated car parking.

Accommodation

Description	Sq ft GIA	Sq m GIA
Ground Floor Warehouse	4,035	375
Total	4,035	375

Terms

Available by way of assignment of the current protected lease expiring in January 2034 at a passing rent of £115,000 per annum exclusive, which is subject to a rent review and Tenant only break clause in January 2029. A sublease may be considered at a market rent.

Alternatively, a new lease may be available from the Landlord, subject to covenant and agreement of terms.



VAT

All prices are quoted exclusive of VAT.

Rates

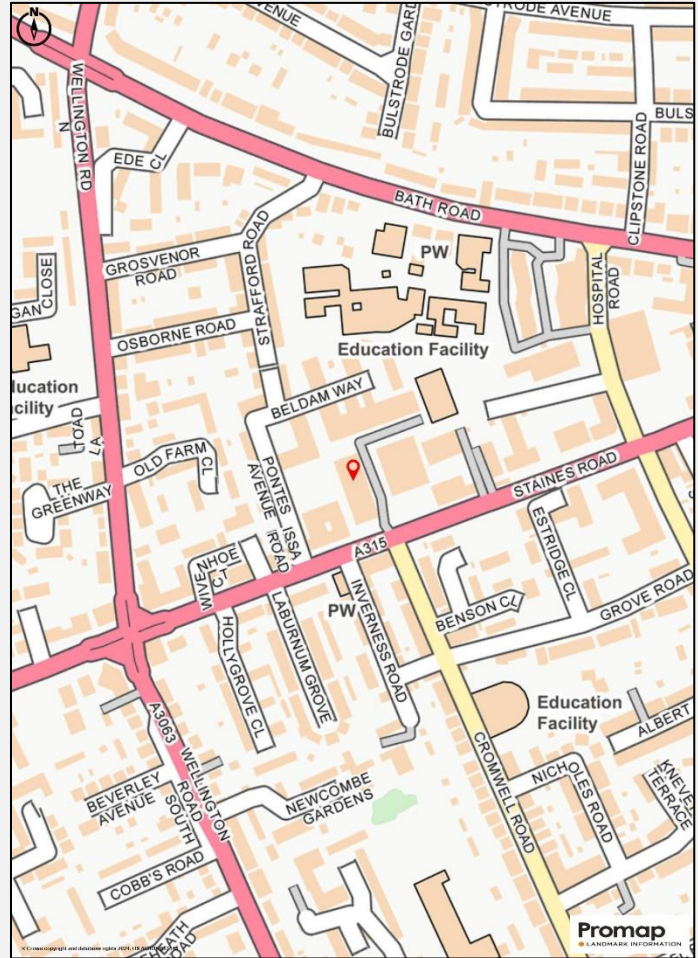
The Rateable Value is £55,000. The rates payable for 2023/24 are £28,160. Interested parties should make their own enquiries via the London Borough of Hounslow.

Legal Costs

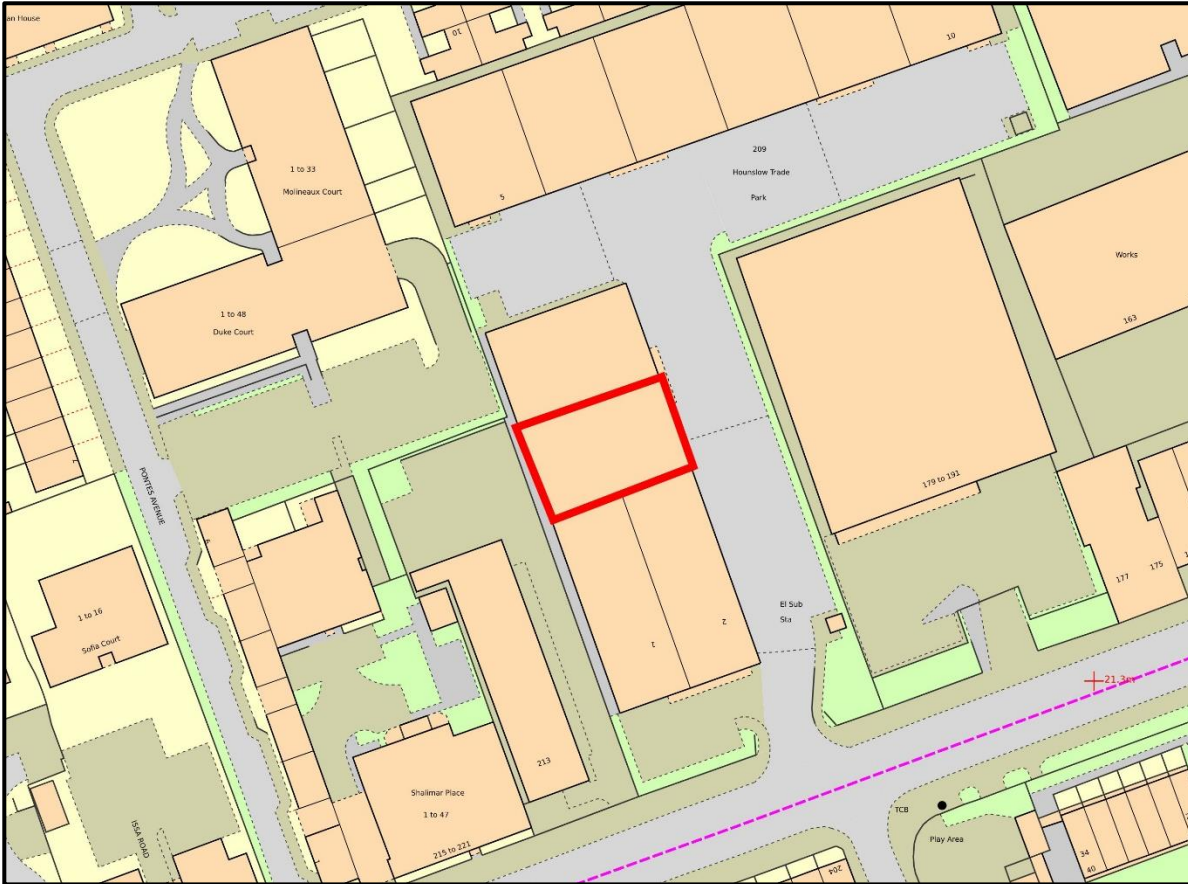
Each party is to bear their own legal costs.

EPC

An EPC is available upon request.



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Viewing and further information:

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