

TO LET | INDUSTRIAL/WAREHOUSE UNIT

3,650 sq ft (339.08 sq m)

4 HANWORTH TRADING ESTATE, HAMPTON ROAD WEST, HANWORTH TW13 6DH.



- Full height loading door
- Secure shared yard
- Three phase power
- Allocated parking
- eaves height 6 m
- 24 hour access

Location

The property is situated on the popular and well established Hanworth Trading Estate, off the main A312 Hampton Road West, close to its junction with the A316, Great Chertsey Road which provides immediate access to junction 1/M3 approximately 2 miles to the west and central London to the east. The A312 leads directly to the A30 Heathrow Airport and Hatton Cross (London Underground, Piccadilly Line), approximately 2.5 miles away.



Description

The property comprises a mid terrace single Storey industrial warehouse building with offices on the ground and first floor.

The premises also benefit from a secure shared yard area and allocated parking.

Floor Areas (GEA)

	Sq Ft	Sq m
Warehouse	2,760	256.40
Ground floor office	445	41.34
First floor office	445	41.34
Total	3,650	339.08

Amenities

- Secure shared yard
- Full height loading door
- Clear height of 6m
- 24 Hour access
- Parking
- WC's
- Lighting throughout
- Three phase power
- EPC- D

Terms

A new full repairing and insuring lease for a term to be agreed.

Rent

Upon application

Viewing

Strictly by appointment only.

Simon Cressey

simonc@desouza.co.uk

07939 129427

DE SOUZA

For more information or to arrange a viewing contact:

E: simonc@desouza.co.uk

T: 020 8707 3030

M: 07939 129427

www.desouza.co.uk

DISCLAIMER: These Particulars are believed to be correct at time of going to Press. The Lessors and Agents of this property give notice that:
(1) these Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.
(2) they cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective tenants should not rely on them as statements of fact or representation but must satisfy themselves as to the accuracy of such details.
(3) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. MAY 2018.