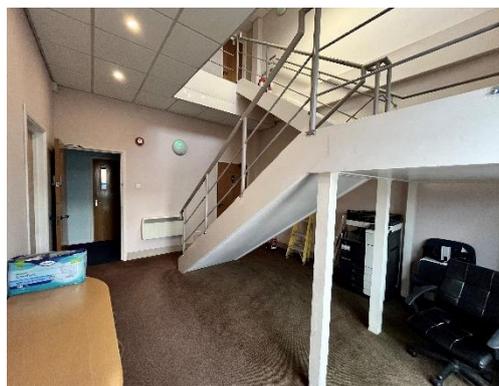


**FOR SALE**

# Modern Business Unit Close to Heathrow Airport

2,394 sq ft (222.4 sq m)

7 Maple Grove Business Centre, Lawrence Rd, Hounslow TW4 6DR



## Location

The premises are located on the Maple Grove Business Centre in Lawrence Road, just off Green Lane, Hounslow. Green Lane connects the A315 (Staines Road) and the A312 (The Causeway).

Heathrow Airport is within 2 miles and connection the motorway network is via the M4 (J3) which is approx. 4 miles or the M3 (J1) which is within 5 miles.



## Description

Unit 7 Maple Grove Business Centre is a modern self-contained two storey business premises. The ground floor is currently fitted out as training space with storage and offices. The loading door is currently not in use but could be reinstated. The ground floor benefits from a floor to ceiling height of 3.3m and could be used for a variety of uses including storage and production.



## Amenities

- Self-contained end of terrace unit
- Comfort cooling to offices
- LED lighting to part
- 3.3m height on ground floor
- Loading door (not currently in use)
- 6 demised car parking spaces
- Estate security barrier
- EPC Rating – C 60 [Energy Performance Certificate](#)



## Accommodation

Ground Floor	110.21 sq m	1,186 sq ft
First Floor	110.37 sq m	1,188 sq ft
<b>Total</b>	<b>220.58 sq m</b>	<b>2,374 sq ft</b>

## Terms/Freehold price

The freehold interest is available with vacant possession.  
Guide price - £775,000 plus VAT

## Business Rates

The property has a Rateable Value is £32,250 equating to current rates payable of £16,092.75 per annum. Interested parties should make their own enquiries with LB Hounslow.

## Viewings

Strictly by appointment only through sole agent De Souza.

# DE SOUZA

For more information or to arrange a viewing contact:

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