



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

RARELY AVAILABLE

INDUSTRIAL UNIT + LARGE YARD

TO LET – NEW LEASE

CLOSE TO TOWN CENTRE



Could suit Vehicle Repairs/ Storage, Plant Hire etc

**268 Hanworth Road
Hounslow
Middlesex
TW3 3UB**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
info@vokins.co.uk www.vokins.co.uk

Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

LOCATION: The property is directly off A314 Hanworth Road, close to its junction with A315 Staines Road at Bell Road. Hounslow Central Underground Station (Piccadilly Line) is within walking distance, as is Hounslow BR railway station and the amenities and facilities of Hounslow Town Centre.

Hounslow is approximately 10 miles west of Central London and 6 miles east of Heathrow Airport. The M4 and M25 motorways are easily accessible.

DESCRIPTION: The unit comprises an industrial unit, with ancillary first floor offices, together with a covered open storage area. In addition, there is a substantial yard, plus by separate negotiation even more adjoining yard could be available.

FLOOR AREA: The approximate gross internal area is as follows:

	SQ M	SQ FT
Industrial Unit	201.2	2,165
First Floor Offices	54.3	585
Covered Storage	147.6	1,589
External Yard	634.9	6,834
Total	1,038	11,173

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

RENT: £40,000 per annum exclusive

RATES: Information supplied by the Valuation Office shows these premises to be assessment number 86064, assessed for business rates as follows in the 2010 list:-

Rateable Value: £34,500.00

The national multiplier for business rates is 41.4% of the rateable value.

Following recent national reassessment of business rates on all commercial property, payments may be subject to transitional relief or charges, and applicants are advised to ascertain with the Local Rating Authority the amount of business rates payable in respect of individual properties, following this process. Tel: London Borough of Hounslow, Business Rates Department 020 8583 5708.

VIEWING: By appointment only through sole agents:

Joanne Davis
Vokins
020 8400 9000

SUBJECT TO CONTRACT