



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**TO LET / FOR SALE**

**2,352 Sq ft (218.8 Sq m)**

**MODERN BUSINESS UNIT**



**UNIT 7 MAPLE GROVE BUSINESS CENTRE  
LAWRENCE ROAD  
HOUNSLOW  
TW4 6DR**

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**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:** Maple Grove Business Centre is situated on Lawrence Road, just off Green lane, Hounslow. Heathrow Airport is within two miles and there are excellent road communications provided by the M4, M3 and M25 motorways, all of which are within easy driving distance.

**DESCRIPTION:** The estate is modern, attractively planned and well maintained and comprises units of brick construction beneath pitched metal roofs. The subject unit has been adapted to provide office space on both ground and first floor with a small storage area on the ground floor. Internally, the unit is configured to provide a reception and ground floor, separate male and female WC's, a kitchen, a storage area, and offices. The first floor consists of cellular and open-plan offices.

Unit 7 offer the following amenities:

- Modern attractive unit
- Roller shutter loading door
- Ample on-site car parking
- WC
- Flexible business accommodation
- Air-Conditioning

**ACCOMMODATION:** The unit comprise the following approximate gross internal floor area:

	<b>SQ M</b>	<b>SQ FT</b>
Ground Floor	109.3	1,176
First Floor	109.3	1,176
<b>Total:</b>	<b>218.6</b>	<b>2,352</b>

**RENT:** Year 1 - £21,600 per annum exclusive  
Year 2 - £24,000 per annum exclusive  
Year 3 - £26,400 per annum exclusive

**FREEHOLD PRICE:** £350,000 for the freehold interest.

**LEASE:** The unit is available on a new lease contracted outside of s. 24-28 of the 1954 Landlord and Tenant Act (Part II) as amended.

**LEGAL COSTS:** Each party to be responsible for its own costs in the preparation and completion of the lease.

**VIEWING:** The premises may be viewed at short notice by appointment with the joint sole agents  
Vokins 020 8400 9000 -Joanne Davis

**SUBJECT TO CONTRACT**