



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

BUSINESS UNIT

TO LET

**ATTRACTIVE RENTAL
SUITABLE FOR A NUMBER OF BUSINESS USES**

**1,595 – 4,405 Sq Ft (255 – 409 Sq M)
CAN BE LET AS ONE UNIT OR TWO SEPERATE UNITS**

UNIT 8 – CURRENTLY FITTED AS COLDSTORE, (FOR FROZEN FOOD)

WITHIN 2 MILES OF THE A4 AT BRENTFORD



**UNITS 7 & 8, BOSTON BUSINESS PARK
TRUMPERS WAY
HANWELL, W7 2QA**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
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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: The Boston Business Park comprises a terraced estate of business units, located in Trumpers Way, which is to the south west of the Boston Road, (A3002) in Hanwell, W7. The A4 Great West Road is 2 miles away to the south. Underground services are nearby at Boston Manor (Piccadilly Line). Hanwell town centre is within a mile.

ACCOMMODATION: (All measurements are approximate)

Unit 7		
Ground floor	1,595 sq ft	148.2 sq m
Mezzanine	1,095 sq ft	101.7 sq m
Total (gross internal)	2,690 sq ft	249.9 sq m
Unit 8		
Ground floor	1,715 sq ft	159.4 sq m
Total (gross internal)	1,715 sq ft	159.4 sq m

AMENITIES:

- 4 demised car parking spaces per unit
- WC
- Kitchenette
- Roller shutter loading door (3.4m wide, 4.5m tall)
- First floor mezzanine
- Central Heating
- Strip lighting

RENT: **Unit 7** - £17,500 per annum exclusive
Unit 8 - £15,000 per annum exclusive

TERMS: A new full repairing and insuring lease will be granted outside the renewal provisions of the 1954 Landlord and Tenant Act (Part II) as amended, for a term to be agreed.

Business Rates: Information available upon application.

VIEWING: **By appointment through joint sole agents**

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SUBJECT TO CONTRACT