



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## **INDUSTRIAL / WAREHOUSE UNIT**

### **TO LET**



**UNIT 13, DERBY ROAD, HOUNSLOW TW3 3UQ**

**TOWN CENTRE LOCATION**

**1,214 SQ FT (112.77 SQ M)**

**TELEPHONE: 020 8400 9000 FAX: 020 8400 9001**

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
[info@vokins.co.uk](mailto:info@vokins.co.uk) [www.vokins.co.uk](http://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 unit is located on a purpose-built established commercial estate near the Hounslow shopping centre, with its extensive retail facilities.
- Derby Road is accessed off A314 Hanworth Road, close to its convergence with A315 Staines Road at Bell Road. Hounslow Central Underground Station (Piccadilly Line) is within easy walking distance, as is Hounslow railway station.
- 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 is of modern portal frame design with block infill. There is a single loading door plus loading and parking space to the front of the unit.
- FLOOR AREA:** The approximate gross internal area is as follows:
- Unit 13 - 1,214 sq.ft. (112.77 sq.m.)
- Note:- An additional mezzanine area of 1,026 sq.ft. (95.3 sq.m.) which is currently in-situ is potentially available if required.
- LEASE:** A new lease for a term of 5 years will be available, on a subject to a mutual option to determine at the third anniversary of the lease term. The lease is to be contracted outside the provisions of the 1954 Landlord & Tenant Act (Part II) as amended.
- RENT:** £14,000 per annum exclusive of rates, service charge and other outgoings.
- RATES:** We understand the premises are described in the rating list as Unit 13 Derby Road Industrial Estate, with a rateable value of £11,250. The rates payable in the year 1 April 2009 to 31 March 2010 would thus equate to £5,411.25.
- VIEWING:** By appointment only through sole agents:

Joanne Davis  
Vokins  
020 8400 9000

**SUBJECT TO CONTRACT**