



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

TO LET

1,494 Sq ft (138.8 Sq m)

WELL SPECIFIED MODERN HIGH-TECH BUSINESS UNIT



**UNIT 18 MILL FARM BUSINESS PARK
MILLFIELD ROAD
HANWORTH
HOUNSLOW
MIDDLESEX
TW4 5PY**

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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: Mill Farm Business Park is situated approximately 2 miles from Hounslow Town Centre, directly off the Hanworth Road, (A314). The location is both popular and attractive with business occupiers, due to the close proximity of London Heathrow Airport and the 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 18 units of brick construction beneath pitched metal roofs. The subject unit offers predominantly open-plan ground floor accommodation in shell format, with a loading door, separate entrance and reception plus meeting room.

Unit 18 offer the following amenities:

- Modern attractive unit
- Roller shutter loading door
- Ample on-site car parking
- WC
- First floor storage
- Flexible business accommodation
- Strip Lighting

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

<u>Unit 18</u>		
Ground Floor	138.8	1,494
Total:	373.8	1,494

RENT: £12.00 per sq ft exclusive

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