



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## INDUSTRIAL / WAREHOUSE UNITS

### TO LET

AVAILABLE TOGETHER, IN COMBINATION OR SEPARATELY



*Indicative photograph of a unit on the estate*

Unit 5 – 5,816 sq.ft. (540.3 sq.m.)  
Unit 7 – 3,985 sq.ft. (370.2 sq.m.)  
Unit 8 – 3,985 sq.ft. (370.2 sq.m.)

**TOTAL AVAILABLE SPACE 13,786 sq.ft. (1,280.7 sq.m.)**

**RIVER BRENT 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  
[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 River Brent Business Park is located in Trumpers Way, which is to the south west of Boston Road, (A3002) in Hanwell, W7. 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:**

<b>Unit 5</b> –	5,816 sq.ft.	(540.3 sq.m.)
<b>Unit 7</b> –	3,985 sq.ft.	(370.2 sq.m.)
<b>Unit 8</b> –	3,985 sq.ft.	(370.2 sq.m.)
<b>TOTAL SPACE</b>	<b>13,786 sq.ft.</b>	<b>(1,280.7 sq.m.)</b>

**AMENITIES:**

Each unit has:  
Loading door, plus separate pedestrian access.  
First floor office accommodation  
WC facilities  
Loading area  
Car parking

**RENT:**

New leases are available direct from the landlord at a commencing rental of £4.95 per sq.ft. exclusive, rising to £6.95 per sq.ft. exclusive. Further details on application.

**RATES:**

Information supplied by the Valuation Office shows these premises to be assessment number 82346, assessed for business rates as follows in the 2010 list:-

Rateable Value – Unit 5: £55,500  
Rateable Value – Units 7 & 8: £ 70,500

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 Ealing, Business Rates Department 020 8825 7020.

**TERMS:**

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

**VIEWING:**

Viewing by prior appointment with sole agents Vokins – Ref John Vokins / Joanne Davis – Tel:020 8400 9000

SUBJECT TO CONTRACT