

LOCATION

The unit is situated in the established Trumbers Way industrial area to the left of the canal bridge. Trumbers Way is a turning off the Boston Road (A3002), which gives access to the A4020 Uxbridge Road to the north and the A4 and M4 at Brentford to the south, which provides direct access to Heathrow and Central London.

The development is a short drive from Hanwell overland train station and Boston Manor underground station (Piccadilly Line to Heathrow and Central London. Hanwell town centre is within a mile).

DESCRIPTION

Unit F was built in the mid 1980's and offers good height accommodation, The unit is built of steel portal frame construction.

AMENITIES

- 2 x Roller shutter doors
- Sodium lighting throughout
- Gas blower heating system
- 5.9m to under of haunch
- Good yard space / considerable parking
- Refurbished WC accommodation
- Mechanical gantry cranes available
- Close proximity to Public Transport services and Boston Manor Station (Piccadilly Line) with direct access to Heathrow

ACCOMMODATION

| | |
|---------------------------------|-----------------------------------|
| Unit F (Warehousing/Production) | 9,072 sq ft (842.78 sq m) |
| Mezzanine Offices | 1,017 sq ft (24.47 sq m) |
| TOTAL | 10,089 sq ft (937.26 sq m) |

LEASE

The unit is available on a new lease direct from the Landlord, terms to be arranged.

Proposals for either a short or a long lease would be considered.

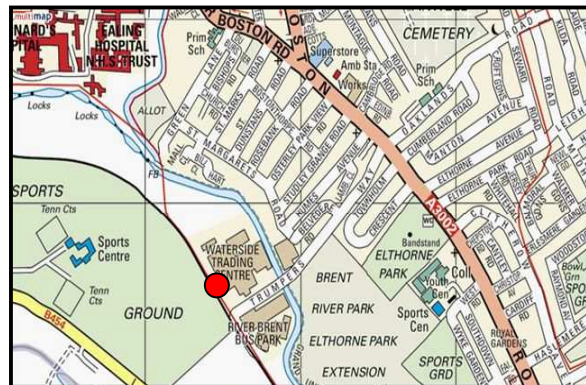
RENT

A very attractive rental is being offered as follows:-

| | |
|------------------|-------------------------------------|
| Year 1 = | £5.00 per sq ft per annum exclusive |
| Year 2 = | £6.00 per sq ft per annum exclusive |
| Year 3 onwards = | £7.00 per sq ft per annum exclusive |

BUSINESS RATES

These are payable at the rate of only £1.80 per sq.ft. in the present year.



VIEWING

At short notice by appointment with joint sole agents

VOKINS
JOHN VOKINS / JOANNE DAVIS
020 8400 8895 / 8899

ALTUS EDWIN HILL
DAMIAN FARINO
01753 689000



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

INDUSTRIAL / PRODUCTION / WAREHOUSE UNIT TO LET

**10,089 sq ft
(937 sq m)**

*** VERY ATTRACTIVE RENTAL TERMS***

FLEXIBLE LEASE OPTIONS

LOW OCCUPATION COSTS



**UNIT F, TRUMPERS WAY,
HANWELL, W7 2QA.**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

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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.