



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

INDUSTRIAL / WAREHOUSE UNIT

FROM 4,275 SQ FT TO 19,920 SQ FT
(397.1 SQ M TO 1,850.6 SQ M)

COMMENCING RENT £5.00 PER SQ.FT. EXCLUSIVE
(UNIT 75)

TO LET – NEW LEASE



**UNITS 67 & 75 WATERSIDE TRADING ESTATE
TRUMPERS WAY, HANWELL
LONDON, W7 2QD**

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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 Waterside Trading Centre is an established industrial estate comprising a variety of business units, located directly off Trumpers Way, which is to the southwest of Boston Road (A3002) in Hanwell, W7. The A4020 Uxbridge Road is approximately ½ mile to the north and the A4 Great West Road is approximately 2 miles away to the south. Underground services are at Boston Manor (Piccadilly Line).

DESCRIPTION The subject premises comprises a high bay end terraced industrial / warehouse unit, of steel portal frame construction with profile metal cladding elevations, together with ancillary car parking and loading doors.

- AMENITIES**
- Minimum eaves height 9.74 m rising to 10.98 m
 - Two full height roller shutter loading doors
 - 3 phase power
 - Concrete floor
 - Translucent roof panels
 - WC's
 - Ancillary car parking

ACCOMODATION Based upon approximate gross internal area:

	Sq Ft	Sq M
Unit 67	4,275	397.1
Unit 75		
From	7,823	726.7
To	15,645	1,453.4
Total	19,920	1,850.6

All measurements are approximate on a gross internal basis. Note Unit 67 & 75 adjoin one another and space is available either as a whole to separately as detailed above.

RENT Unit 67 - £7.00 per sq.ft. exclusive
Unit 75 - An initial rental based upon £5.00 per sq.ft. the first year of the term rising thereafter – details upon application..

BUSINESSRATES Up to date information obtainable from London Borough of Ealing on 020 8579 2424 – Business Rates Department.

LEGAL COSTS Each party to bear their own legal costs.

VIEWING Prior appointment with the owners agents:

Vokins Chartered Surveyors:
Joanne Davis – 020 8400 8899
j.davis@vokins.co.uk

John Vokins – 020 84008895
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SUBJECT TO CONTRACT AND AVAILABILITY