



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## PRODUCTION WAREHOUSE UNIT

**2,500 SQ FT – 3,576 SQ FT  
(264.8 SQ M – 332.2 SQ M)**

**TO LET**



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

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

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
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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 premises comprises a mid-terrace distribution warehousing and production unit with first floor ancillary offices.

**AMENITIES**

- Loading door
- Car parking
- Fluorescent lighting
- Concrete floor
- Maximum eaves 4.69 m

**ACCOMODATION**

Based upon approximate gross internal area:

	<b>Sq M</b>	<b>Sq Ft</b>
Warehouse	272.62	2,934
First Floor Offices	59.63	642
<b>Total</b>	<b>332.25</b>	<b>3,576</b>

Our client will consider retaining part of the property is less than the above floor area is required. Therefore interest is invited from circa **2,500 sq.ft. (232 sq.m.)** upwards.

**TERMS**

A new FRI lease for terms to be agreed.

**RENT**

£8.50 per sq ft exclusive.

**RATES**

Rateable Value: £31,000

Rates Payable: £15,035 (1 April 2009 – 31 March 2010)

**VIEWING**

At short notice by prior appointment with joint agents:

**Vokins Chartered Surveyors:**  
**Joanne Davis – 020 8400 8899**  
[j.davis@vokins.co.uk](mailto:j.davis@vokins.co.uk)

**Colliers CRE:**  
**Bal Panesar – 01895 813344**  
[bal.panesar@collierscre.co.uk](mailto:bal.panesar@collierscre.co.uk)

**SUBJECT TO CONTRACT**