

TO LET

2,333 SQ FT

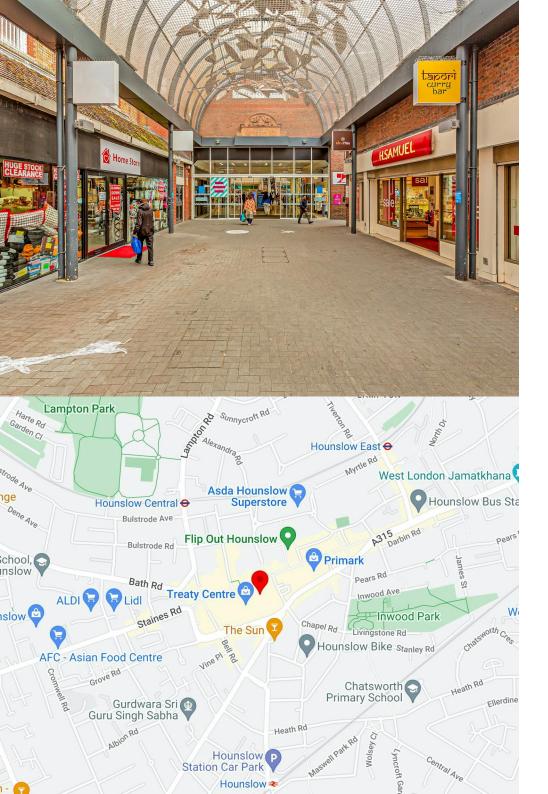
Prominent Retail Positioned at the Entrance to Treaty Shopping Centre

Key Features

- . 28 foot wrap around frontage
- Historic footfall of 8 million
- . No service charge
- . 3 phase power
- . 3.1m ceiling height

- 5 minute walk to the Piccadilly Line
- Prominent placement at the entrance to Treaty Centre
- . E class use
- . Tiled flooring
- . Spot lighting





Description

This retail unit, set over ground and 1st floor is prominently positioned directly in front of the entrance to The Treaty Centre between the shopping centre and the high street with a high historic footfall, and provides plenty of visibility from a 28 foot floor to ceiling glass frontage.

The property is tiled on the ground floor and has a ceiling height of 3.1 metres. The first floor is divided into stock rooms, offices, and staff areas including a kitchenette and 2 WCs. This property is has spot lighting, electric heating, and 3 phase power.

This property benefits from E class use and would suit a wide range of occupiers.

Location

The Treaty Centre, located in the heart of Hounslow, is a vibrant and popular retail destination in West London. Situated on High Street, the centre enjoys a prime position with excellent visibility and accessibility. This property occupies a prominent position at the entrance to treaty centre under a covered walk way.

The Treaty Centre is within a 5 minute walk of Hounslow Central Station (Piccadilly Line) and has parking facilities for 645 cars. this area is also well serviced by local bus routes.

Other occupiers include Lloyds Bank, Next, H&M, JD Sports and numerous other national and local brands.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	
Ground	1,255	116.59	
lst	1,078	100.15	
Total	2,333	216.74	
Lease	New Lease		
Rent	£36,000.00 per annum		
Rates	£23,827.25 per annum		
Service Charge	£1,600 per annum		
VAT	Applicable		
EPC	D (83)		

Contact

Cormac Sears

020 3355 1555 | 07850 399 627 cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096 ethan@forestrealestate.co.uk

North London Office

1 Bridge Lane, London, NW11 0EA 020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP 01923 911 007

www.forestrealestate.co.uk info@forestrealestate.co.uk

