



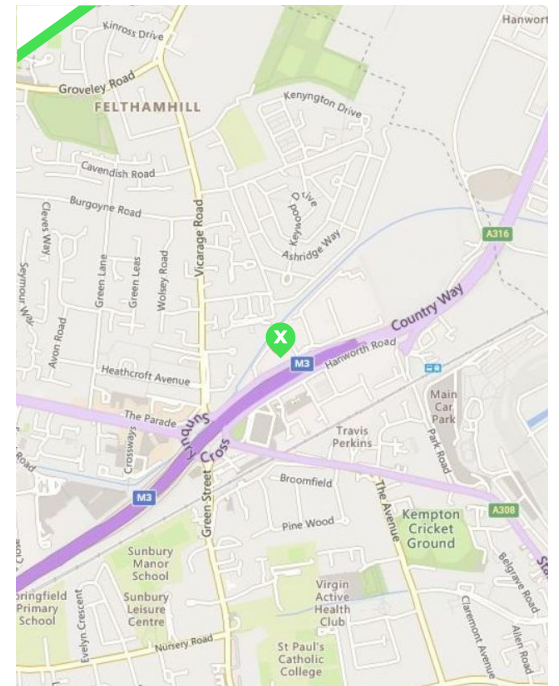
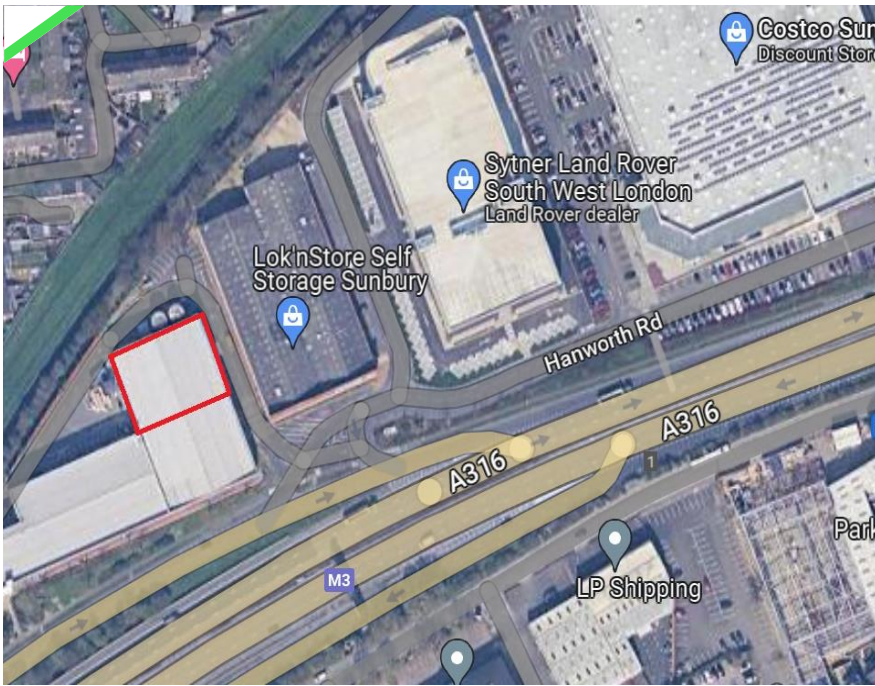
INDUSTRIAL WAREHOUSE UNIT - TO LET

8 HANWORTH ROAD, SUNBURY, TW16 5LN

12,500 sq ft (1,161.3 sq m)

The unit comprises a column free warehouse with ground floor offices and once refurbished will benefit from:

- 7.38 metres minimum clear height
- 2 electric loading doors
- Warehouse LED lighting
- Allocated parking
- Secure shared loading yard
- Kitchenette and W/C's
- Situated at Junction 1 of M3 motorway



LOCATION

The premises are situated on Hanworth Road, which runs parallel to the slip road off the A316 / Junction 1 of the M3 (northbound). The unit is located adjacent to Lok'n Store and Costco, within 0.5 mile of Sunbury on Thames train station and shopping centre, which includes a Marks & Spencer Foodhall & Costa.

The property is situated 2.4 miles south of Feltham and 5 miles south of Heathrow Airport. Junction 1 M3 southbound is approx. 1.8 miles from the property, providing access to M25 at J12 and London via A316.

ACCOMODATION (APPROX) - GEA

UNIT	SQ FT	SQ M
Warehouse	12,500	1,161.3
Ground floor office	tbc	

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

B-49

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

PARTNER

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SENIOR SURVEYOR

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