

FOR SALE / TO LET

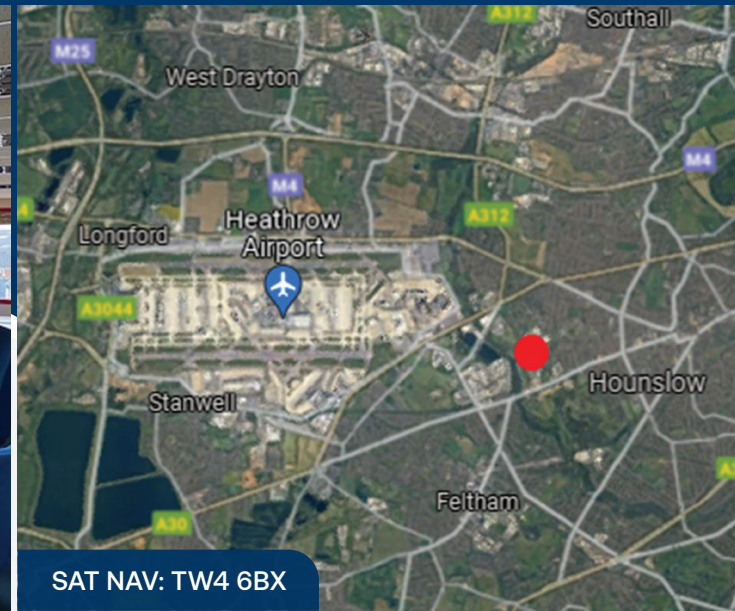
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Halal Meat Wholesaler Ltd
100% FRESH MEAT



FREEHOLD OR LEASEHOLD 3,624 SQ FT

UNIT 4 THE FREEHOLD CENTRE AMBERLEY WAY
HOUNSLOW HEATHROW TW4 6BX

FOR SALE / TO LET 3,624 SQ FT



DESCRIPTION

This modern, secure, end of terrace unit is of steel frame construction with brick / block and part metal clad elevations. Warehouse / production space is at ground floor with a concrete first floor above currently fitted out as offices. Above this is 2nd floor boarded loft space with translucent roof lights and good natural daylight which is currently accessed via a loft hatch and used for storage of files etc, but it could be opened up to create more useable space. The 2nd floor has a minimum eaves of approx 2m rising to 5m and consent has been given for internal building work to convert this loft storage space into warehouse space with a new goods lift.

AMENITIES

- 4.6 m eaves
- Secure electric loading door
- Loading apron
- 10 / 11 car spaces
- 1st floor offices / storage
- Kitchen
- Separate wc's
- Server room
- 2nd floor boarded storage
- Gas central heating
- Double glazed windows
- 3 phase power

ACCOMMODATION

The property provides approximate areas measured on a gross internal area basis:

UNIT 4	SQ FT	SQ M
Ground Floor	1,812	168.34
First Floor	1,812	168.34
Total GEA approx	3,624	336.68
Plus 2nd floor storage	1,812	168.34

TERMS

The property is available on a freehold basis. Price / rent on application.

VAT

VAT is applicable.

EPC

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BUSINESS RATES

We are advised that the rateable value is currently £35,500 pa so rates payable are approx £18,000 pa however interested parties are advised to check with the VOA for confirmation.

FURTHER INFORMATION

For further details please contact:

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