

**TO LET – INDUSTRIAL / WAREHOUSE  
UNIT WITH CAR PARKING**



**Unit 7 River Brent Business Park**  
Trumpers Way, Hanwell, London, W7 2QA

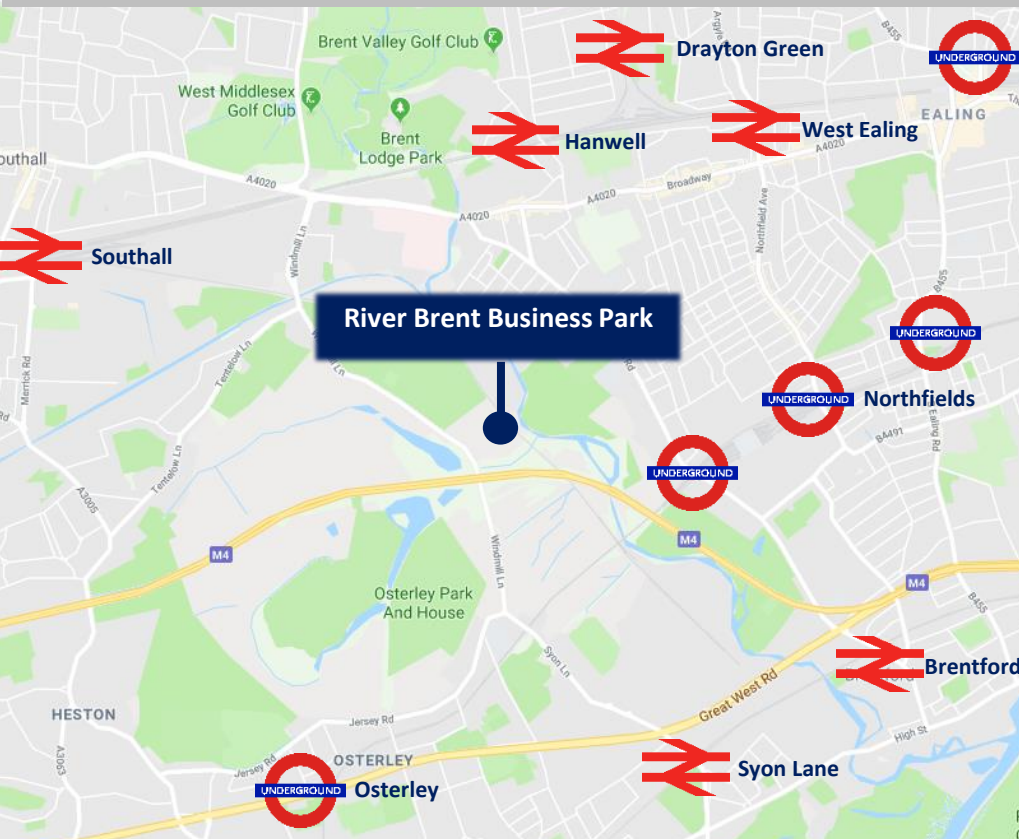
**3,867 sq. ft.**  
**(359.25 sq. m.)**

# Unit 7 River Brent Business Park, Trumpers Way, Hanwell, London, W7 2QA

## Location

The River Brent Business Park is located on Trumpers Way, off Boston Manor Road (A3002) in Hanwell. The Great West Road (A4) is approximately 2 miles away, providing good access to Central London, the M4, M25 and wider motorway network.

The premises are approximately 7.5 miles from Central London and 6.5 miles from Heathrow Airport. Hanwell Town Centre is approximately a half a mile away.



Red line for illustrative purposes only



A4 – Great West Road	1.8 miles
M4 – Junction 1 Brentford	2.7 miles
A40 – Western Avenue	3.5 miles
Heathrow Airport	6.5 miles



Boston Manor (Piccadilly)	1.1 miles
Hanwell (British Mainline)	0.9 miles
Northfields (Piccadilly)	1.7 miles
Brentford (British Mainline)	2.1 miles



# Unit 7 River Brent Business Park, Trumpers Way, Hanwell, London, W7 2QA

## The Property

The premises comprise an industrial/warehouse unit with a open plan ground floor warehouse access via an electric roller shutter serviced by a dedicated loading bay. High quality office accommodation can be found on the first floor with excellent natural lighting. The unit benefits from 3 phase power, welfare facilities and a max eaves height of 5.5m. Parking is located to the front of the premises.

## Accommodation

The property provides the following approximate Gross Internal (GIA) Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor Warehouse	2,914	270.72
First Floor Office	953	88.54
<b>TOTAL</b>	<b>3,867</b>	<b>359.29</b>



## Amenities

- Clear height 3.22m rising to 5.59m
- Electric roller shutter door (W:3.7m x H:3.7m)
- Loading bay
- 3 Phase power
- Allocated parking
- Concrete floor
- Translucent roof panels
- LED Lighting
- 4x WC's
- Kitchenette
- Ancillary office accommodation with excellent natural lighting

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## Leasehold

A new FRI lease is available for a term to be agreed.

## Rent

**£62,840 + VAT per annum exclusive.**

## Business Rates

According to the Valuation Office website, the current rateable value of the property is £35,250.

Rates Payable 2023/2024 = approximately £18,048 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

## VAT

VAT is applicable.

## Service Charge

Service charge details to be confirmed.

## Legal Costs

Each party to bear their own legal costs.

## EPC

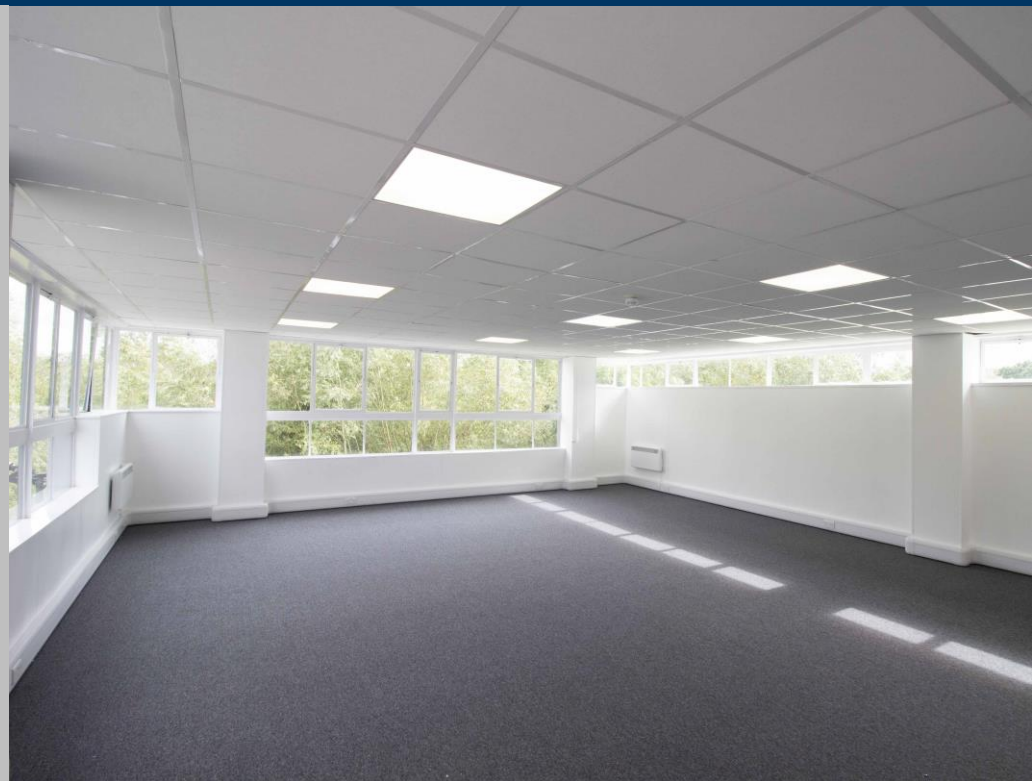
Rating: 61 (C)

## Viewing

Through prior arrangement with joint sole agent Vokins or Telsar.

## Timing

Available now.



### Misrepresentation Act 1967

Every care has been taken in 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. Nov 2022.

### Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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