

**TO LET - WORKSHOP / STORAGE UNIT WITH CAR
PARKING & YARD NEAR HOUNSLOW TOWN CENTRE**


VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk



Unit 20B, Hanworth Road
Hounslow, TW3 1UA

874 Sq. Ft.
(81.2 Sq. M.)

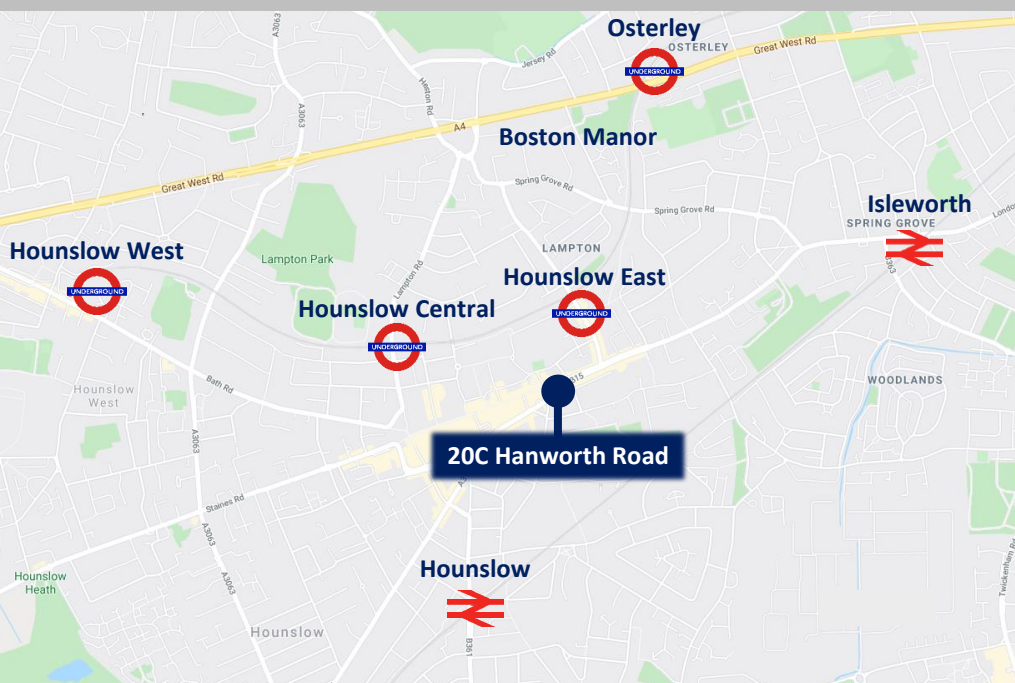
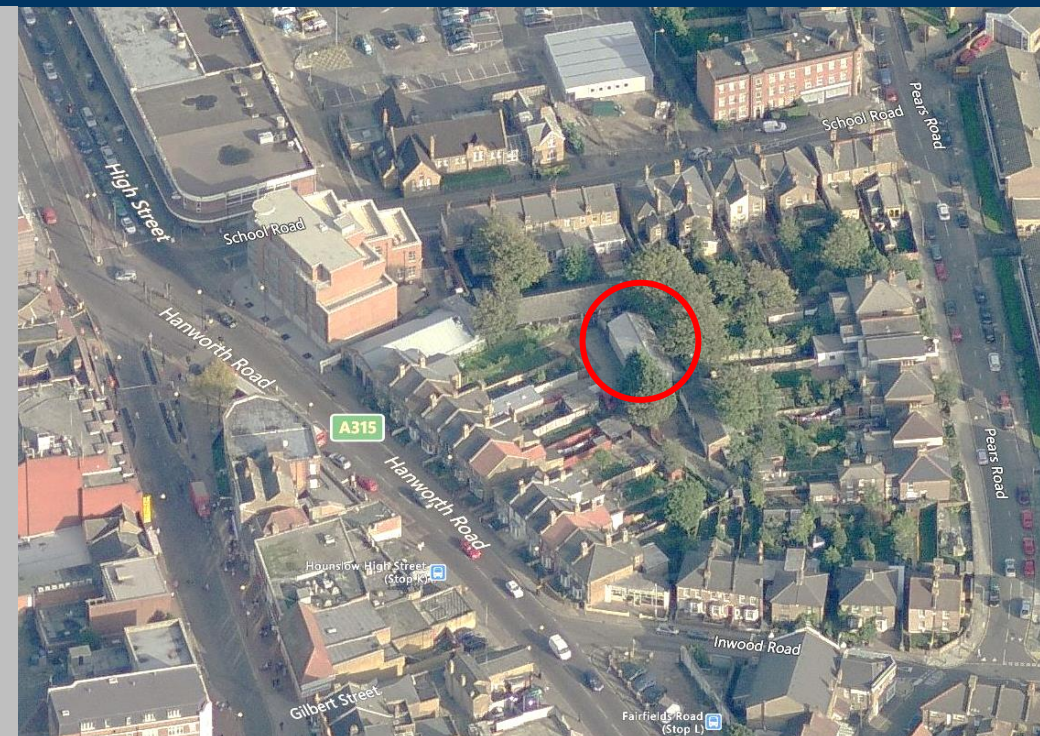
Unit 20B Hanworth Road, Hounslow, TW3 1UA

Location

The property is located in Hounslow town centre to the rear of Hanworth Road (A315).

Public transport and amenities are good, with Hounslow East Underground station (Piccadilly Line), Hounslow BR station and numerous bus routes all readily accessible to the property. The extensive retail and restaurant facilities of the High Street and the indoor shopping complex at the Treaty Centre are all close by.

The M4 is approximately 3.5 miles distant, the M3 approximately 4.5 miles and Heathrow Airport approximately 5.5 miles.



A4 – Great West Road	0.9 miles
M4 – Junction 3	3.5 miles
M3 – Junction 1	4.5 miles
Heathrow Airport	5.5 miles
Hounslow East (Piccadilly)	0.3 miles
Hounslow Central (Piccadilly)	0.6 miles
Hounslow (British Mainline)	0.6 miles
Isleworth (British Mainline)	1.2 miles

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Accommodation

The approximate gross internal floor area is set out below:

Unit 20C	Sq. Ft.	Sq. M.
Ground Floor	874	81.2

In addition, there is car parking and a yard area to the side of the property.



Amenities

The property benefits from the following amenities:

- Single phase electricity
- Roller shutter loading door
- Yard / car parking
- Office
- Strip lighting
- WC facilities

Please note that the above amenities have not been tested.

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Terms

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

Leasehold

£18,000 per annum exclusive.

Rates

According to the Valuation Office website the current rateable value of the property is £8,200.

Rates payable 2023/2024 = approximately £4,198 per annum.

Small business relief on rates should be available from April 2017 for occupiers with no other business premises, resulting in no business rates being payable in the next rating year.

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

VAT

VAT may be applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

An EPC has been commissioned – further details available from the agents.



Viewing

Through prior arrangement with sole agent Vokins.

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.



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