

FREEHOLD FOR SALE OR TO LET - THREE-STOREY INDUSTRIAL UNIT WITH OFFICES, INTERNAL CAR PARKING & RIVER VIEWS


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



Unit 11 Boston Business Park
Trumpers Way, Hanwell, London, W7 2QA

21,163 sq. ft.
(1,966.1 sq. m.)



LOCATION

Boston Business Park is located on Trumplers Way, off Boston Manor Road (A3002) in Hanwell, London.

The Great West Road (A4) is approximately 2 miles away, providing good access to Central London, the A406 North Circular, 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.



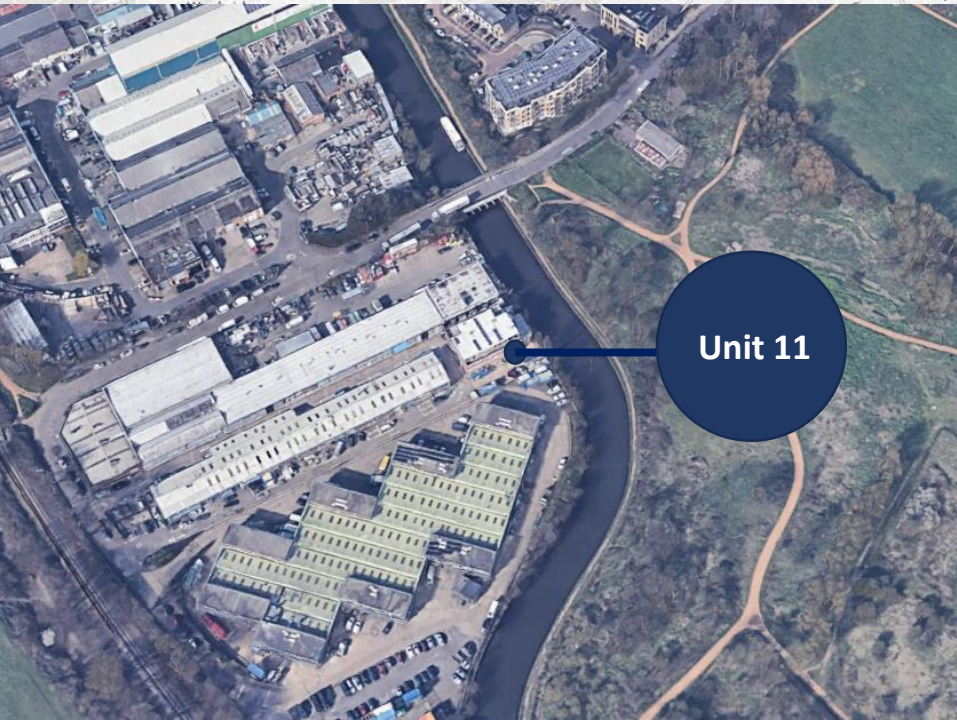
LOCATION

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TERMS

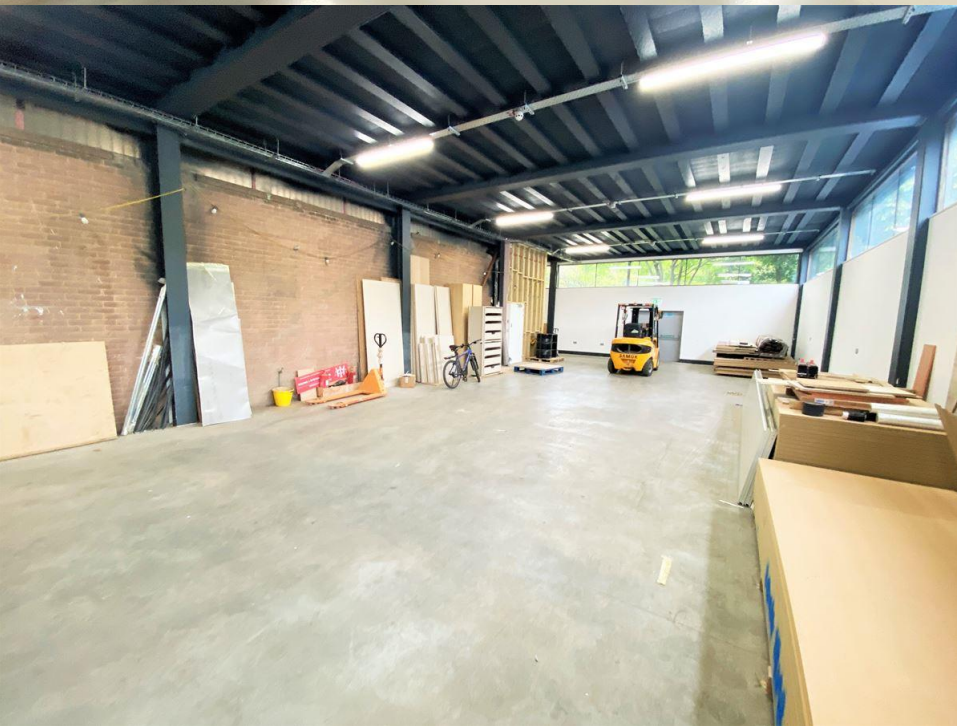


- A4 – Great West Road 1.8 miles
- M4 – Junction 1 Brentford 2.7 miles
- A40 – Western Avenue 3.5 miles
- Heathrow Airport 6.5 miles



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

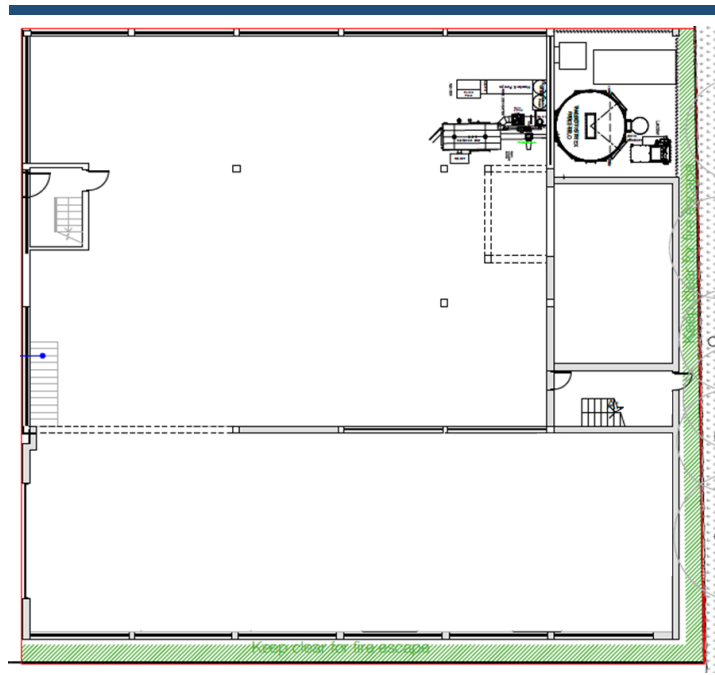




GROUND FLOOR

Unit 11 (GIA)	Sq. Ft.	Sq. M.
Ground Floor	7,495	696.3
First Floor	7,492	696.0
Second Floor	6,176	573.8
TOTAL	21,163	1,966.1

- Workshop & internal secure car parking (28m long)
- 4.27m eaves (to underside of beam)
- LED strip lighting
- 3 phase power & gas supply
- Electric up and over loading door (H: 5m W: 3.7m)
- Extraction system + dust collector
- Double glazed windows
- Space for a goods lift between ground and first floor



LOCATION

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

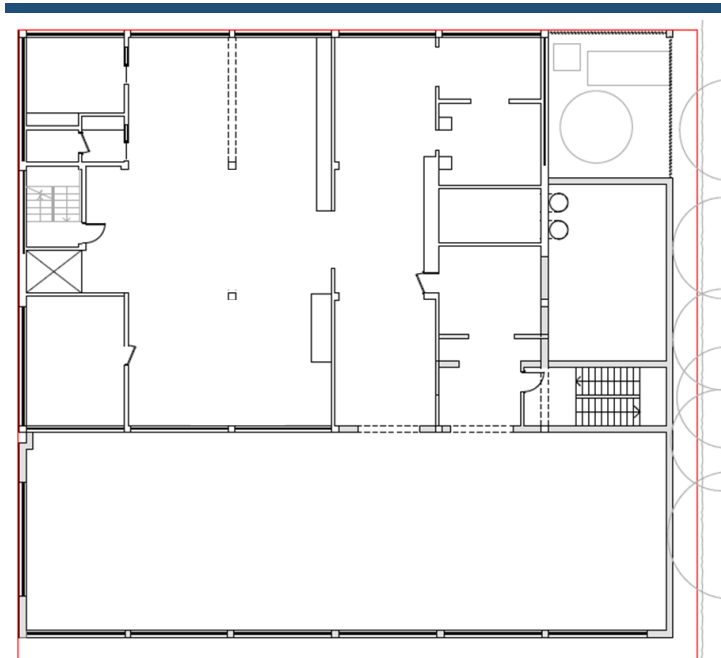
TERMS



FIRST FLOOR

Unit 11 (GIA)	Sq. Ft.	Sq. M.
Ground Floor	7,495	696.3
First Floor	7,492	696.0
Second Floor	6,176	573.8
TOTAL	21,163	1,966.1

- First floor workshop / production space
- Eaves height: 2.8m
- Partitioned spray booths with extraction
- Assembly and finishing area
- LED strip and panel lighting
- Staff kitchen breakout area
- WC
- Double glazed windows



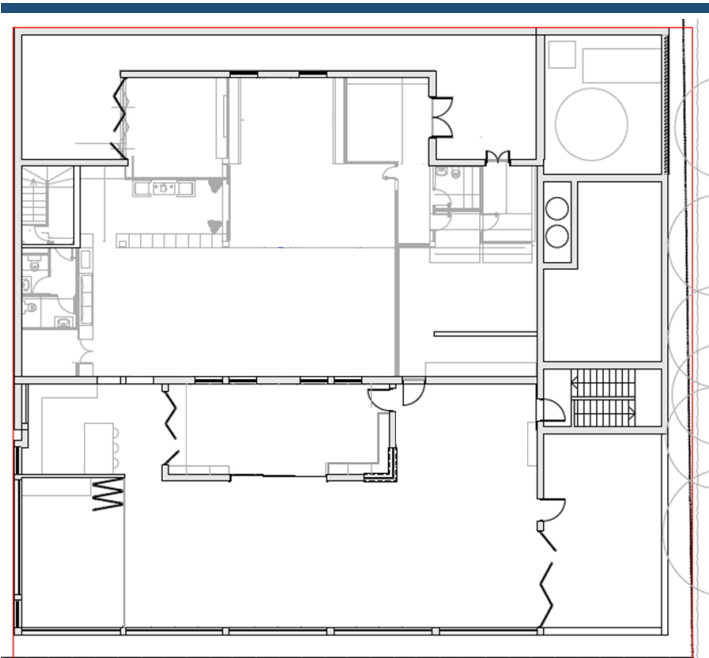
LOCATION
GROUND FLOOR
FIRST FLOOR
SECOND FLOOR
TERMS



SECOND FLOOR

Unit 11 (GIA)	Sq. Ft.	Sq. M.
Ground Floor	7,495	696.3
First Floor	7,492	696.0
Second Floor	6,176	573.8
TOTAL	21,163	1,966.1

- Bespoke second floor offices with river views
- Roof terraces & atrium
- Perimeter and underfloor cabling
- Heating system & air conditioning
- Kitchen with dishwasher
- Partitioned office suites
- Spot lighting & skylights
- Polished concrete effect tiles & wood effect flooring



LOCATION
GROUND FLOOR
FIRST FLOOR
SECOND FLOOR
TERMS



Freehold

Guide Price: **£4,000,000 + VAT** (Four Million Pounds plus VAT).

Leasehold

Guide Price: **£220,000 + VAT** per annum exclusive (c.£12.33 psf.).

Business Rates

According to the Valuation Office website the current rateable value of the property is £88,000.

Rates payable 2023/2024 = approximately £45,056 per annum.

All applicants to make their own enquiries through the local billing authority (Ealing Council).

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

D (92)

Viewing

Strictly through prior arrangement with sole agents Vokins.



LOCATION

GROUND FLOOR

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SECOND FLOOR

TERMS

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.

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.

Subject to Contract

Luke Storey

l.storey@vokins.co.uk

020 8400 8876

Nick Train

n.train@vokins.co.uk

020 8400 8889

John Vokins

j.vokins@vokins.co.uk

020 8400 9000