

FOR SALE/TO LET



53 - 59 GROVE ROAD
HOUNSLOW
TW3 3NR

PRIME COMMERCIAL UNITS

- 10,731 sq ft
- Prominent retail units
- Centre of Hounslow
- VAT Applicable

LOCATION

Located on the ground floor of a prestigious mixed-used development which will provide 127 residential apartments with ground-floor commercial space.

Prominently located on the corner of Bell Road and Grove Road in the heart of Hounslow. The properties would suit a number of uses including retail, restaurant or leisure. The commercial units benefit from use of a rear loading area and an eaves height of approx 17 ft or 5 m.

Within walking distance of Hounslow Central underground station and within a mile of Hounslow mainline train station. Close to Hounslow centre with many restaurants, retailers and offices. Several large car parks are also located within minutes of the property.

DESCRIPTION

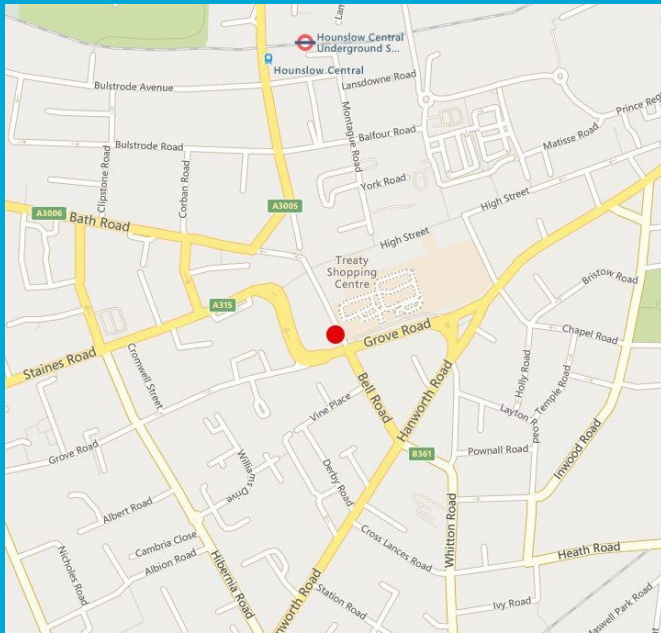
Practical completion due early 2024. New build commercial accommodation with potential to be taken as one larger unit or available as up to four individual areas.

Units will be finished to a shell and core condition. Final fit out must be conducted to a BREEAM Excellent standard.

Subject to Contract - Updated September 2023.

SERVICE CHARGE

TBC



ACCOMMODATION

Available as one larger unit or available as up to four individual areas:

Size	Size	Rent	Price
53 Grove Road	3,444 Sq Ft	£85,000	£950,000
55 Grove Road	2,917 Sq Ft	£72,500	£800,000
57 Grove Road	2,497 Sq Ft	£62,500	£690,000
59 Grove Road	1,873 Sq Ft	£47,000	£515,000
Total	10,731 Sq Ft	£267,000	£2,955,000

TERMS

New Lease to be agreed.

Our clients would consider selling their long leasehold interest. 125 year long leasehold available.

The units are currently under construction and will be handed over in shell and core condition.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

TBC

VIEWINGS



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Important Notice

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