



UNITS 5 & 6 HEATHLANDS INDUSTRIAL ESTATE

HEATHLANDS CLOSE, TWICKENHAM, TW1 4BP

**INDUSTRIAL UNITS TO LET**

**2,313 TO 4,667 SQ FT (214 TO 433 SQM)**





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TW1 4BP

# LEWIS & CO

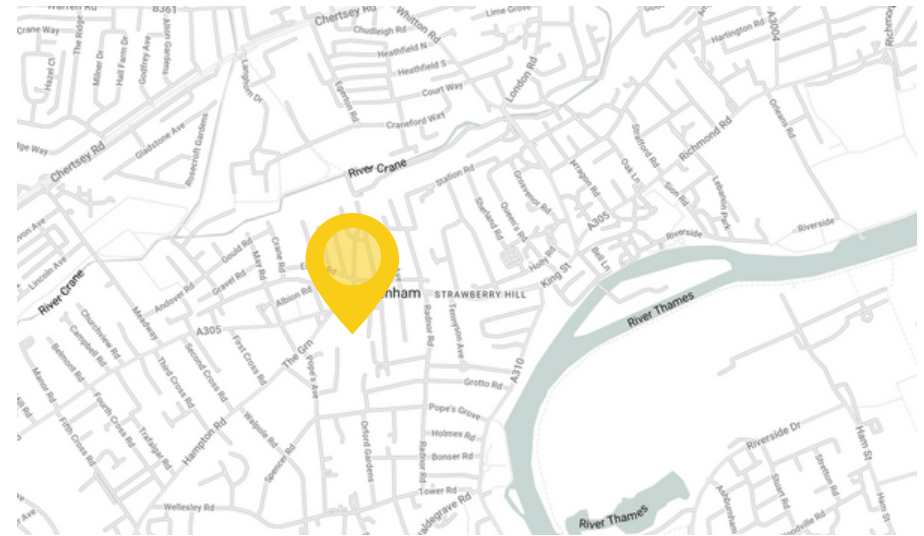
## DESCRIPTION

Unit 5 & 6 provides fitted office space on the first floor with flexible undercroft accommodation allowing further office space, trade counter, low height storage or welfare. Access to the warehouse area is provided by a front loading door, which opens onto a large service yard with car parking.

The self-contained estate totals 1.73 acres and comprises an unbroken 10 unit light industrial/ trade estate which was constructed in the 1980s. The units are of steel portal frame construction with majority brick work elevations under pitched roofs.

## LOCATION

Heathlands Industrial Estate is located off Twickenham High Street, in the affluent London Borough of Richmond upon Thames. Strawberry Hill and Twickenham train stations are both in close proximity and various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.



## SPECIFICATION

- Manual roller shutter loading door
- Three phase electricity
- On-site car parking spaces
- Male and female WCs
- Gated estate with CCTV

## FLOOR AREAS

Unit	sq ft	sq m
Unit 5	2,354	218
Unit 6	2,313	214
<b>Total</b>	<b>4,667</b>	<b>433</b>

## TERMS

Available on a new lease on terms to be agreed.

## RENT

£26.50 per sq ft.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

On application.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the sole agents.

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