

To Let



Unit 6 Heathlands Industrial Estate, Heathlands Close, TW1 4BP
2,313 Sq Ft Industrial Unit on an Established Trading Estate



Key Features

- To be refurbished
- Modern end of terrace unit
- Close to Twickenham Town Centre
- Popular trading estate
- Trade Counter Potential
- Allocated car parking
- Other occupiers include Brewers, Wolseley UK, Hitchcock & King & Kew Electrical

Property

An end of terrace unit of steel portal frame construction under an A framed steel profiled roof. The warehouse benefits from: 5.2m clear height, heating, lighting and goods access via a concertina loading door.

Fitted offices are provided at first floor with flexible undercroft accommodation allowing further office space, trade counter low height storage or welfare. Externally there are 5 allocated car parking spaces.

The property will be refurbished.

Location

Heathlands Industrial Estate is located on the south side of A305 (Heath road), close to Twickenham Town Centre. The A316 leading to the M3 is 1 mile to the west. The property lies 2 miles from Richmond, 2 miles from Kingston Upon Thames and 11 miles from Central London)

Public transport is provided by Strawberry Hill and Twickenham train stations both in close proximity. Various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.

Accommodation

	Sq Ft	Sq M
Warehouse	1,739	161.6
Under Croft/Office	287	26.7
TOTAL	2,313	215

All areas are approximate gross internal.



Rates

The unit has a rateable value of £36,250 (April 2023). All interested parties should make their own enquiries with Richmond upon Thames Council – ref: 35972.

Terms

The property is available by way of a new FRI lease on terms to be agreed.

Quoting rent on application.



Planning

The estate has a planning consent for light industrial buildings dated 4th September 1981. Condition D states that no work shall be carried out on any Sunday or Bank Holiday, not between the hours of 6pm and 8am on any other day with the exception of Saturday, when no work shall take place after 1 p.m.

Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

VAT

The Property is elected for VAT.

EPC

To be assessed following landlord's works.

Legal Costs

Each party will be responsible for their own legal costs



Contact

For further information, or to arrange a viewing, please contact Knight Frank.



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SUBJECT TO CONTRACT

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Particulars dated February 2024. Photographs dated February 2024.

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