

FOR SALE

343 HATTON ROAD,
BEDFONT, MIDDLESEX,
TW14 9QS



Freehold Light Industrial Investment

Comprising land and buildings of approx. 0.63 acres and 14,604 sqft

Key Features

- Future development potential STPP
- Entirely let to Universal Tyre Company (Deptford) Limited, wholly owned subsidiary of Halfords Group PLC
- Located approx. 1.5 miles from Heathrow airport
- Close proximity to Heathrow Airport Cargo Terminal
- 16 Miles west of Central London
- VAT is not applicable

For further information, please contact:


david charles
property consultants

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Location

The property is located on the North side of Hatton Road in Bedfont and is situated just 1.5 miles from Heathrow airport. The site is easily accessible to the A30 which provide links to Bedfont and Staines and the M3, M4 & M25 motorways.

The site is situated in a predominantly residential area although nearby occupiers are Sixt, Air France KLM and Duke of Wellington Pub.

The Property

The property is currently let to Universal Tyre Company Ltd with their lease expiring in 2026. The current passing rent equates to £15.56 on the built area of the site alone, this is considered to be a low ERV (estimated rental value)

The site comprises of land and buildings of approx. 0.63 acres and 14,604 sqft and there is potential for future development subject to planning permission.

Current Income

£95,000.00 per annum

Areas (GIA)

Ground Floor	472.40 sqm	5,085 sqft
Mezzanine	94.70 sqm	1,019 sqft
Hard Surfaced land	789.65 sqm	8,500 sqft
Total	1,356.75 sqm	14,604 sqft

Price

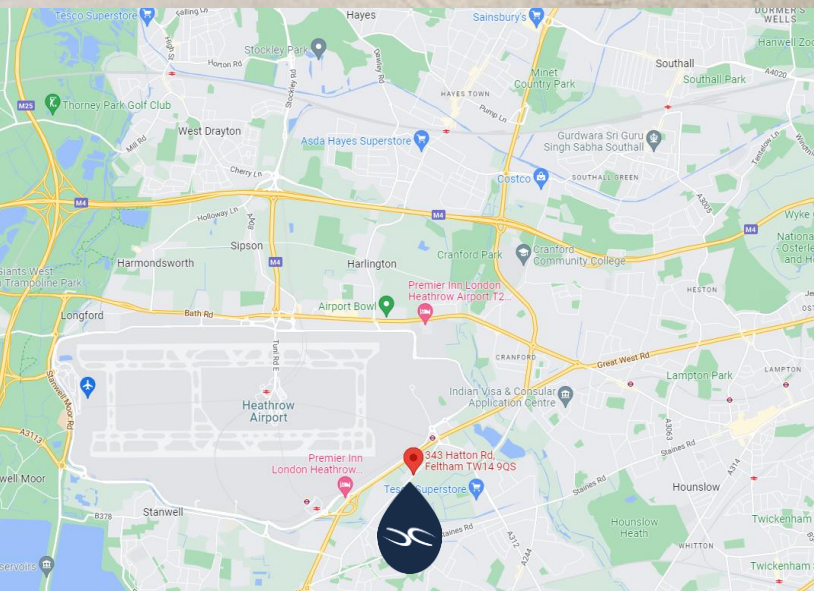
£2,500,000.00 Subject to Contract

Viewings

Strictly by appointment through sole agents.

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These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

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 Heathrow Airport

343 Hatton Road 



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