



## Unit B06, National Works Trading Estate

Bath Road, Hounslow, TW4 7EA

### Industrial / Warehouse Unit

# 3,188 sq ft

(296.17 sq m)

- To be refurbished
- Min eaves height 4.3m rising to 6.8m
- Electric roller shutter door
- Loading bay
- 3 Phase power
- Allocated parking
- LED lighting
- Concrete floor
- Male & Female WC's
- Ancillary office accommodation

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## Summary

<b>Available Size</b>	3,188 sq ft
<b>Rent</b>	£70,000.00 per annum
<b>Business Rates</b>	Interested parties are advised to obtain this figure from the London Borough of Hounslow to obtain this figure.
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

National Works Business Park is located just off the south side of the Bath Road, approximately 100 meters to the west of the junction with Wellington Road North.

Hounslow Town Centre is approximately a half mile east; whilst Hounslow West Piccadilly Line Station is 500m to the west, providing a direct service to Central London, and the Terminal Buildings within Heathrow Airport. The A4 (Great West Road) provides access via The Parkway (A312) to the M4 Motorway at Junction 3, thereafter interlinking with the M5 London's Orbital Route and National Motorway network.

## Description

A multi unit estate offering a variety of building types and uses. The industrial units are constructed of steel portal frame with blockwork and facing brickwork elevations.

Unit B06 is an industrial / warehouse unit benefiting from an open plan warehouse with ancillary office accommodation with access gained through a electric loading door serviced by a loading bay. Additionally the unit benefits 3 phase power, welfare facilities and allocated parking. The unit is to be refurbished.

## Tenure

Leasehold - The premises are available by way of a new fill repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

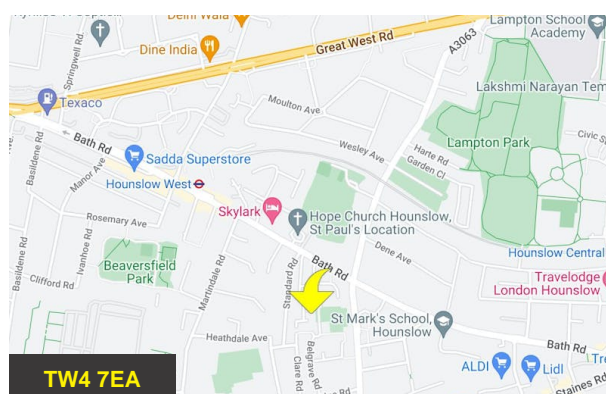
## Accommodation

All measurements are approximate and measured on a gross external area basis.

Description	sq ft	sq m
Warehouse	2,872	266.82
Office	316	29.36
<b>Total</b>	<b>3,188</b>	<b>296.18</b>

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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