

UNIT 3, THE BLENHEIM CENTRE, PRINCE REGENT RD HOUNSLOW TW3 1NL



Prominently situated 3,746 sq. ft. retail unit in Hounslow (with additional 498 sq. ft. mezzanine).

RETAIL - HIGH STREET

TO LET

1,744 TO 3,746 SQ FT

(162.02 TO 348.01 SQ M)

- The unit is positioned between Asda (70,000 sq. ft.) and B&M (20,000 sq. ft.)
- Adjacent to the new Barratt Homes High Street Quarter (588 residential units)
- Option to split the unit into 2,002 sq. ft. and 1,744 sq. ft. (with 498 sq. ft. mezzanine) unit
- The unit is situated above the popular and well used underground car park for Hounslow town centre (400 spaces)
- HGV servicing to rear
- Amenity Block

UNIT 3, THE BLenheim CENTRE, PRINCE REGENT RD, HOUNSLOW, TW3 1NL

DESCRIPTION

The Blenheim Centre comprises c. 130,000 sq. ft. of retail, leisure, healthcare and restaurant accommodation along with 325 flats. Occupiers include Asda, B&M, The Gym and Jungle VIP. The scheme also includes a medical centre and an Explore learning centre.

The available unit is a modern, purpose built retail unit neighboring B&M with planning for use class E. There is also sufficient height for a mezzanine.

The unit benefits from HGV servicing to the rear and has underground parking .

LOCATION

The Blenheim Centre is strategically located in the centre of Hounslow, just a short walk from the town's main high street and within walking distance of many of Hounslow's hotels and parks.

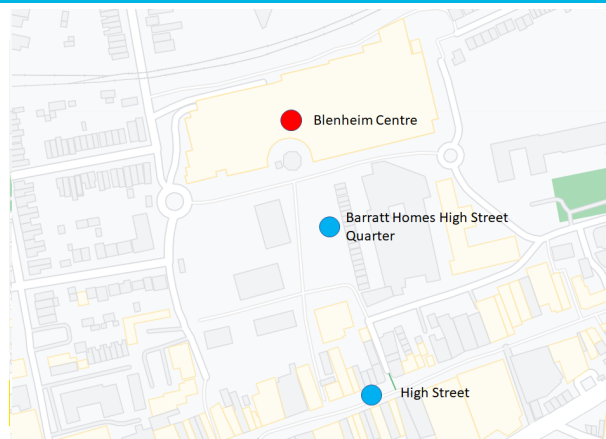
The Centre is also just a 5-minute walk from Hounslow Central tube stations and a 10-minute walk to Hounslow Station. Heathrow is just 10 minutes away and London Waterloo station can be reached in 37 minutes.

The Blenheim Centre is also adjacent to the new Barratt Homes High Street Quarter, which will be complete in Q4 2022 and will deliver 588 residential units and a new public square. New retail and leisure occupiers as part of the new High Street Quarter public square include Cineworld, Starbucks, Wok and Go, Kokoro, Heavenly Deserts and Hang (indoor climbing centre)

ACCOMMODATION

The accommodation comprises of the following

| Name | Sq ft | Rent | Availability |
|-----------|-------|------|--------------|
| Ground | 3,746 | - | Coming Soon |
| Mezzanine | 498 | - | Coming Soon |



VIEWING & FURTHER INFORMATION

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ALEX DAVIES

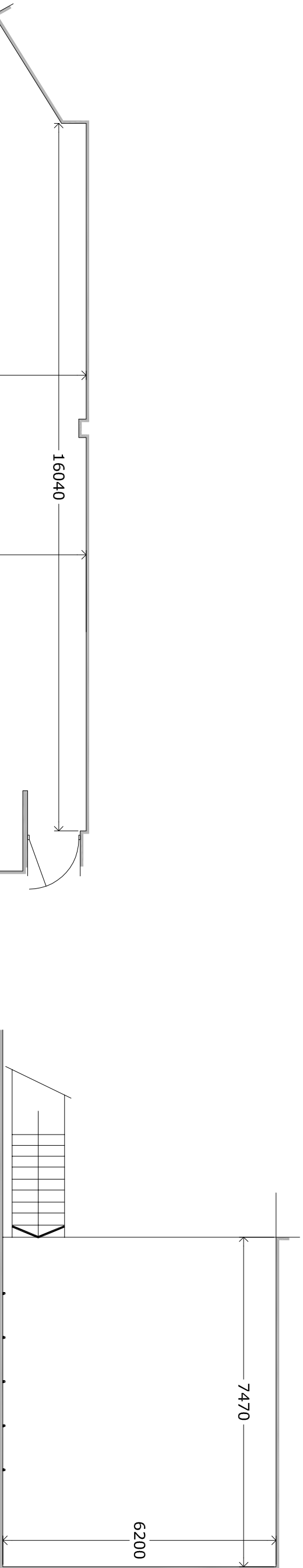
07552 254 372

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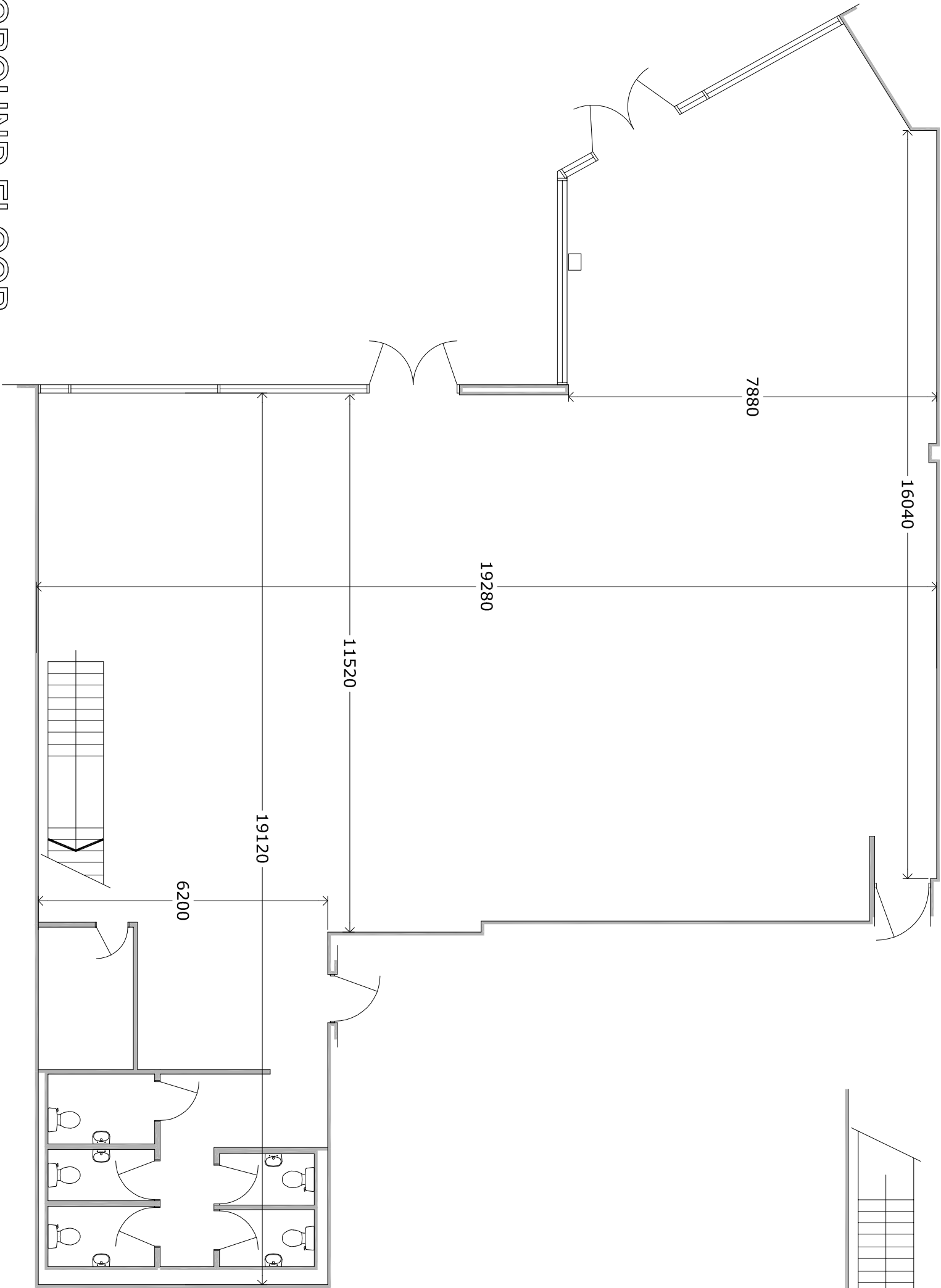


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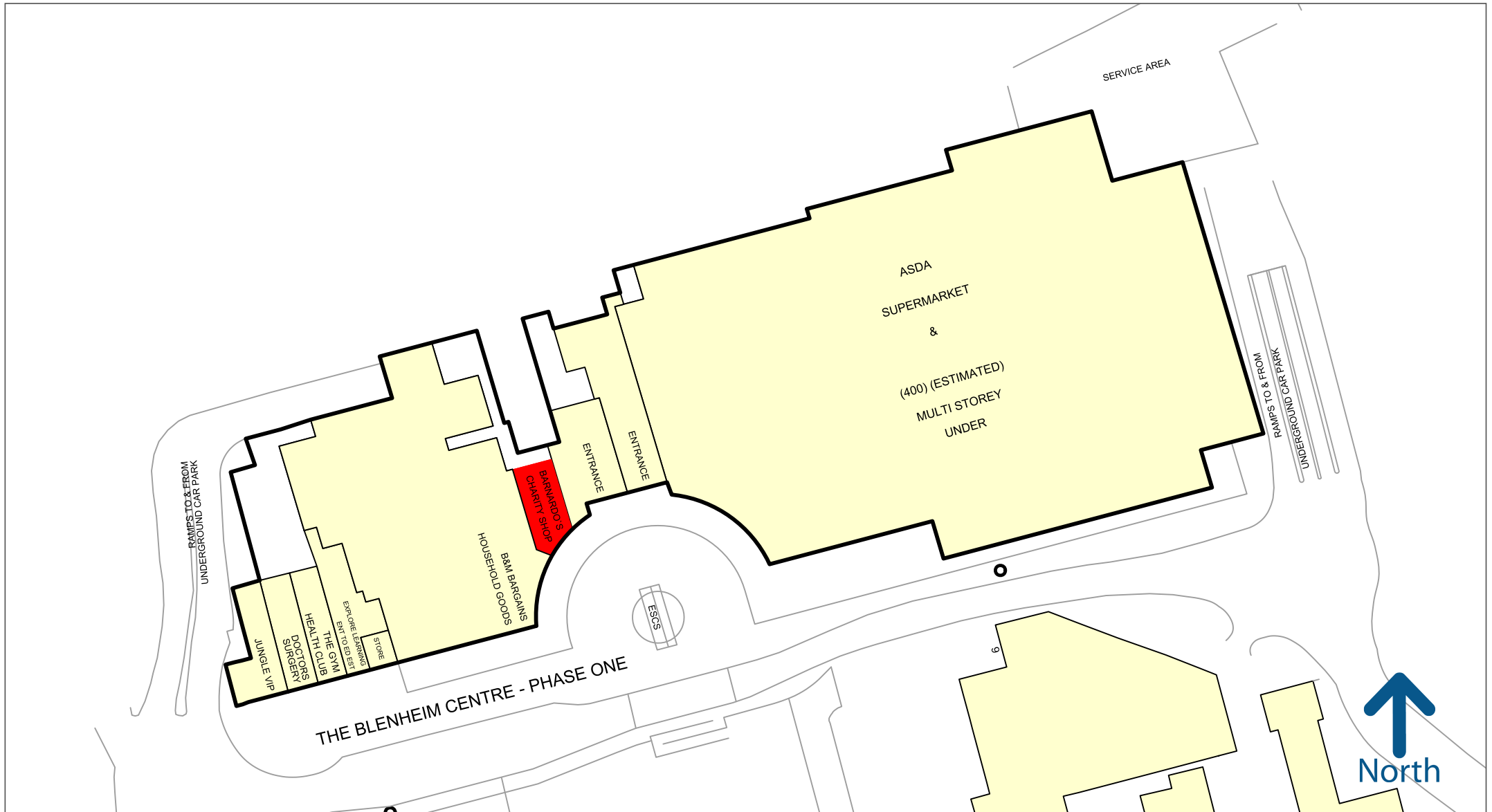


MEZZANINE



GROUND FLOOR

| | | | | | |
|--|--|-------|--|-----------|--|
| No. | | Date: | | Revision: | |
| <div><div><div>Believe in children</div><div>Barnardo's</div></div></div> <div><div><div>Property & Facilities Management Tanners Lane, Barkingside IG6 1QG</div><div>Tel: 020 85508822 Fax: 020 84987060 www.barnardos.org.uk</div></div><div><div>Director of P&FM Mr T. Cripps</div></div></div> <div><div>Drwg Title: Existing Layout</div><div>Project: Unit 3, The Blenheim Centre, Hounslow TW3 1NL</div></div> <div><div><div>Drawn: chris.wilkinson</div><div>Date: Mar-17</div><div>Scale: 1:100 @ A3</div></div><div><div>Project No. HNS - 17 -</div><div>Drwg No. 01</div></div></div> | | | | | |



50 metres

Experian Goad Plan Created: 29/04/2022

Created By: Montagu Evans

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