

TO LET /FOR SALE

WAREHOUSE / INDUSTRIAL UNIT WITH FIRST FLOOR MEZZANINE & CAR PARKING



Unit 5 Waterside Trading Centre
Trumpers Way, Hanwell, London W7 2QD

2,851 sq. ft.
(264.8 sq. m.)



Unit 5 Waterside Trading Centre, Trumpers Way, Hanwell, London W7 2QD

Location

The Waterside Trading Centre is an established industrial estate comprising a variety of business units, located directly off Trumpers Way, which is to the south-west of Boston Road (A3002) in Hanwell, W7.

The A4020 Uxbridge Road is approximately ½ mile to the north and the A4 Great West Road is approximately 2 miles away to the south.



| | |
|-------------------------------|------------|
| A4 – Great West Road | 1.8 mile |
| A40 – Western Avenue | 4.6 miles |
| Heathrow Airport – Terminal 4 | 8.7 miles |
| M40 – Junction 1 | 10.0 miles |



| | |
|--------------------------------|-----------|
| Boston Manor (Piccadilly Line) | 1.2 miles |
| Hanwell (British Mainline) | 1.2 miles |
| Northfields (Piccadilly Line) | 1.6 miles |
| Brentford (British Mainline) | 1.9 miles |

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The Property

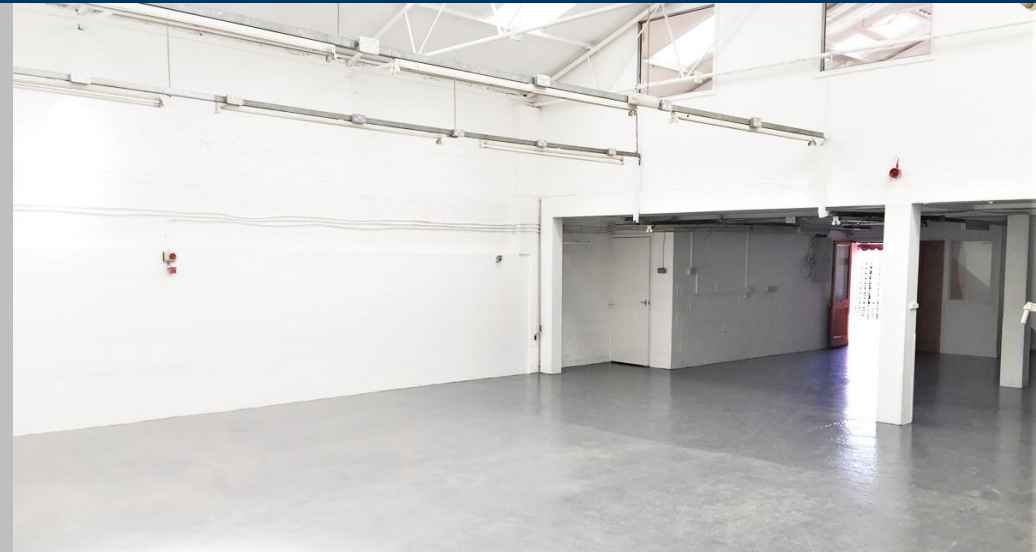
The unit comprises self-contained industrial / business unit with additional mezzanine incorporating office accommodation plus 2-3 car parking spaces.

The unit benefits from three phase power, gas supply, three WCs and car parking provisions.

Accommodation

The property offers the following approximate Gross Internal Accommodation: -

| Floor - Area | Sq. Ft. | Sq. M. |
|--------------------------|--------------|--------------|
| Ground Floor – Warehouse | 1,934 | 179.7 |
| First Floor – Mezzanine | 917 | 85.1 |
| TOTAL | 2,851 | 264.8 |



Amenities

The property benefits from the following amenities: -

- First floor mezzanine office
- 2.2m x 5m roller shutter loading door
- Three phase power
- Gas supply
- Skylights
- Strip Lighting
- 2-3 car parking spaces
- WC facilities
- Suitable for a variety of business uses (subject to planning)

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Freehold

Guide price: **£675,000** for the freehold.

Leasehold

A new FRI lease is available for a term to be agreed at a rent of **£38,500 per annum exclusive**.

Rates

According to the Valuation Office website the current rateable value of the property is £21,000.

Rates payable 2019/2020 = approximately £10,584 per annum.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

Service Charge

Approximately £300 + VAT per quarter (£1,200 + VAT per annum) for the maintenance of the common areas of the estate.

VAT

We have been advised that VAT is not applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: D (97)



Viewing

Strictly through prior arrangement with sole agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.



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