

CONTEMPORARY OFFICE STUDIO WITH CAR PARKING



16 Broads Foundry, Trumpers Way, Hanwell, London, W7 2QP

874 SQ FT (81.2 sq m)

DESCRIPTION

Broads Foundry is a mixed-use development with office studios on the upper floors. The available space comprises a studio office with partitioned office rooms, kitchen facilities and WC / bathroom facilities. A central core provides lift access and one car parking space is also included within the rent.

The approximate Net Internal Floor area is set out below:-

Floor	Area sq. ft.	Area sq. m.
Second	874	81.2
Total	874	81.2

LOCATION

The premises is accessed directly off Trumpers Way, which itself is off Boston Road (A3002), in Hanwell, London. Hanwell is west of Ealing Town Centre and north of Brentford. Both Boston Manor Underground Station (Piccadilly Line) and Hanwell Rail Station are a short drive away.



A4 – Brentford	1.7 mile
M4 – Brentford	2.7 miles
A40 – Greenford	3.0 miles



Boston Manor (Piccadilly)	0.9 mile
Hanwell Station (British Rail)	1.1 miles
Northfields (Piccadilly)	1.4 miles

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AMENITIES

The office suite benefits from the following amenities: -

- Perimeter trunking
- Excellent natural light
- Kitchen
- Gas central heating
- Intercom entry system
- WC and bathroom facilities
- 1 x car parking space



RENT

£15,000 per annum exclusive.

SERVICE CHARGE

A service charge will apply in addition.

VAT

VAT may be applicable.

USE

B1

EPC

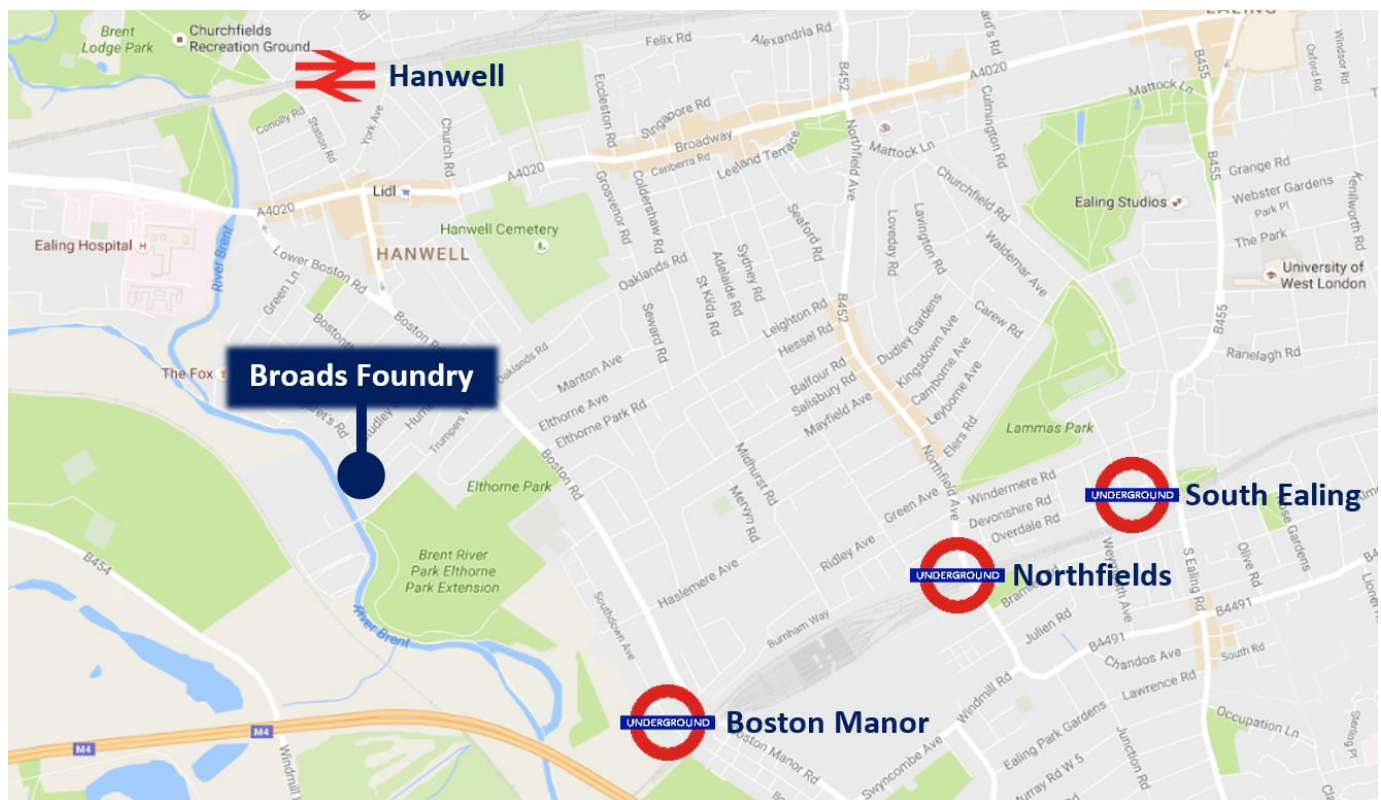
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LEGAL COSTS

Both parties to bear their own legal costs.

VIEWING

Through prior arrangement with joint sole agents Vokins.



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