

TO LET

CONTEMPORARY OFFICE STUDIO WITH CAR PARKING



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

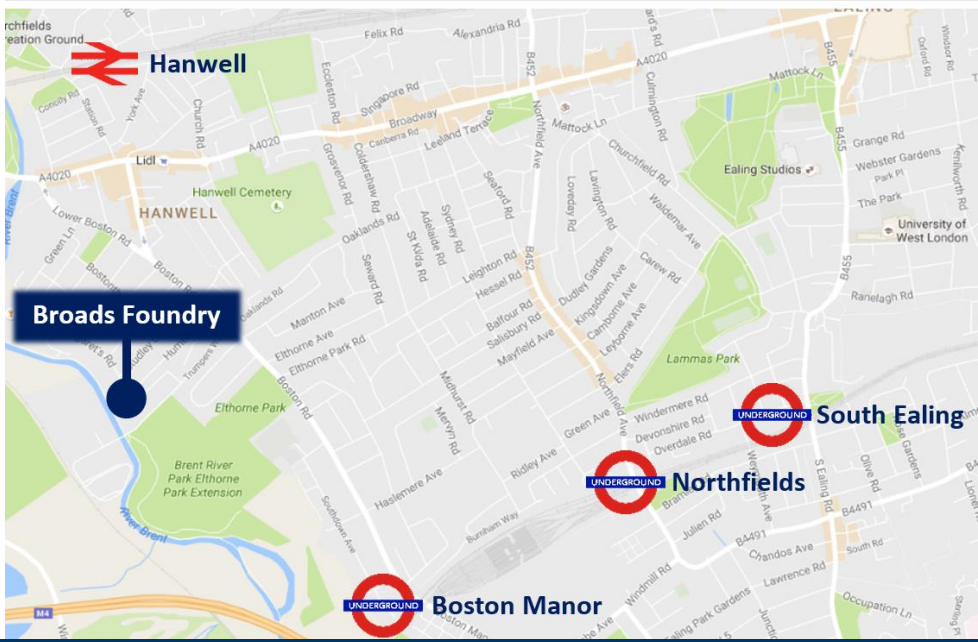
678 sq. ft.
(63 SQ M.)



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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 miles
 M4 – Brentford 2.7 miles
 A40 – Greenford 3.0 miles



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

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The Property

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.

Accommodation

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

Floor	Area sq. ft.	Area sq. m.
Second	678	63
Total	678	63



Amenities

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



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Rent

£13,200 per annum exclusive.

Service Charge

Approximately £1,494.54 per annum (£1.71 psf.).

VAT

VAT is not applicable.

Use

B1

EPC

Rating: B (26)

Legal Costs

Both parties to bear their own legal costs.

Viewing

Through prior arrangement with joint sole agents 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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