



WAREHOUSE / TRADE COUNTER PREMISES

TO LET



Key Benefits

- Trade Counter Unit
- On site car parking spaces
- Three phase power
- Up & over roller shutter door.

**UNIT 4, HOUNSLOW TRADE PARK, 225 STAINES ROAD,
HOUNSLOW, TW3 3LL**
4,514 sq ft (419 sq m)

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LOCATION

Situated in a prominent position fronting the busy A315 Staines Road. Hounslow Town Centre is located c. 0.5 miles to the east and Heathrow airport is c. 3 miles to the west. Hounslow mainline railway station (served by South West trains) and Hounslow Central (Piccadilly underground) are within 1 mile distance.

Surrounding uses include trade; retail; and residential. Kwik Fit and Big Yellow Self Storage sit either side of the estate entrance.

DESCRIPTION

The unit provides:

- Prominent location
- Electric loading door
- WC provision
- Three phase power
- Warehouse lighting
- On site car parking

Occupiers on the estate include; Halfords; YESSS Electrical; and Screwfix.

ACCOMMODATION

The property comprises the following approximate gross external areas:-

	FT ²	M ²
Warehouse	4,514	419
TOTAL	4,514	419

RATES

Parties should make their own enquiries with the Local Authority.

TERMS

The unit is available to sublet or assign or there is the opportunity for a new lease subject to landlord's consent.

RENT / PRICE

On application

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – B (44)



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Chartered Surveyors

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