

**SECURE YARD**

## **Unit B09, National Works Trading Estate**

Bath Road, Hounslow, TW4 7EA

### **Fully Refurbished Industrial / Warehouse Unit With Secure Yard**

# **4,173 sq ft**

(387.68 sq m)

- Min eaves height 5.12m rising to 6.79m
- Secure fenced yard
- 2x Electric roller shutter doors
- 3 Phase power
- Ancillary office accommodation with AC
- Close proximity to M4 & Heathrow Airport
- Walking distance to Hounslow West UG Station

# Unit B09, National Works Trading Estate, Bath Road, Hounslow, TW4 7EA

## Summary

Available Size	4,173 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to obtain this figure from the London Borough of Hounslow to obtain this figure.
Service Charge	Approx. £4912.06 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

National Works Business Park is located just off the south side of the Bath Road, approximately 100 meters to the west of the junction with Wellington Road North.

Hounslow Town Centre is approximately a half mile east; whilst Hounslow West Piccadilly Line Station is 500m to the west, providing a direct service to Central London, and the Terminal Buildings within Heathrow Airport. The A4 (Great West Road) provides access via The Parkway (A312) to the M4 Motorway at Junction 3, thereafter interlinking with the M5 London's Orbital Route and National Motorway network.

## Description

A multi unit estate offering a variety of building types and uses. The industrial units are constructed of steel portal frame with blockwork and facing brickwork elevations.

Unit B09 is a fully refurbished industrial / warehouse unit benefits an open plan warehouse with ancillary office accommodation with access gained through two electric loading doors serviced by a loading bay and securely gated yard. Additionally the unit benefits 3 phase power, welfare facilities and allocated parking.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## Accommodation

All measurements are approximate and measured on a gross external area basis.

Description	sq ft	sq m
Warehouse	3,792	352.29
Office	381	35.40
TOTAL	4,173	387.68
Yard	3,563	331.01

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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