



**Unit C03, National Works Trading Estate**  
Bath Road, Hounslow, TW4 7EA

**Industrial / Warehouse Unit**

**1,435 sq ft**

(133.32 sq m)

- Min height 3.5m rising to 5.6m
- Electric roller shutter door
- Loading bay
- 3 Phase power
- Allocated parking
- WC
- Ancillary office accommodation
- Walking distance Hounslow West UG Station
- Close proximity to M4 & Heathrow Airport

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## Summary

Available Size	1,435 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. £1,663.50 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 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 C03 is an industrial / warehouse unit benefiting from an open plan warehouse with ancillary office accommodation with access gained through a electric loading door serviced by a loading bay. Additionally the unit benefits 3 phase power, a max height of 5.6m 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.

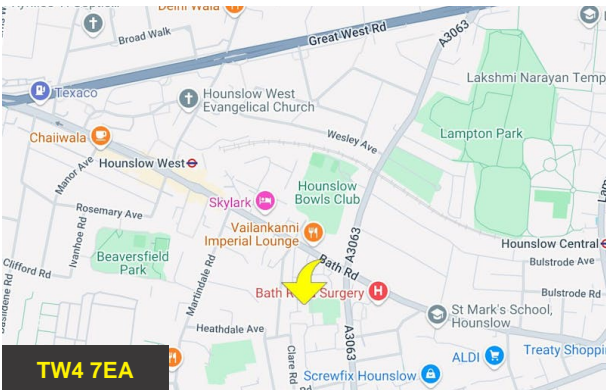
Description	sq ft	sq m
Warehouse	1,154	107.21
Office	281	26.11
Total	1,435	133.32

## 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.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



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