

FOR SALE OR TO LET |

MODERN INDUSTRIAL/WAREHOUSE UNIT

7,025 sq ft (652.62 sq m)

**UNIT 9 MAPLE GROVE BUSINESS CENTRE, LAWRENCE ROAD, HOUNSLOW
TW4 6DR.**



- Well maintained estate
- First floor offices
- Estate security barrier

- Minimum 6m eaves height
- 15 allocated parking spaces
- Close to Heathrow Airport

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COMMERCIAL PROPERTY CONSULTANTS

Location

The premises are located on the Maple Grove Business Centre in Lawrence Road, just off Green Lane, Hounslow. Green Lane connects the A315 (Staines Road) and the A312 (The Causeway).

Heathrow Airport is within 2 miles and connection the motorway network is via the M4 (J3) which is approx. 4 miles or the M3 (J1) which is within 5 miles.



Description

Maple Grove Business Centre is an established business park benefiting from security barrier access.

Unit 9 consists of a modern single storey brick built warehouse unit with separate offices at first floor level.

Unit 9

Warehouse: 4,690 sq ft (435.70 m²)

First Floor Offices: 2,335 sq ft (215.92m²)

Total 7,025 sq ft (652.62 m²)

Amenities

- **First floor offices**
- **Comfort cooling system to offices**
- **Perimeter trunking**
- **Three phase power**
- **Minimum 6m clear eaves height**
- **Electrically operated loading door**
- **Lighting throughout**
- **Wc's on both floors**
- **EPC – D79**
- **15 parking spaces**

Terms

Freehold:

The freehold is available with vacant possession. Price on application.

Leasehold:

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Viewing

Strictly by appointment only, please contact

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