



21 TREATY CENTRE

High Street, Hounslow, TW3 1ES

Prominent Retail Positioned at the Entrance to Treaty Shopping Centre

2,333 SQ FT

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Summary

Available Size	2,333 sq ft
Rent	£50,000 per annum
Rates Payable	£23,827.25 per annum
VAT	Applicable
EPC Rating	D (83)

Key Features

- 28 foot wrap around frontage
- 5 minute walk to the Piccadilly Line
- Historic footfall of 8 million
- Prominent placement at the entrance to Treaty Centre
- No service charge
- E class use
- 3 phase power
- Tiled flooring
- 3.1m ceiling height
- Spot lighting

Description

This retail unit, set over ground and 1st floor is prominently positioned directly in front of the entrance to The Treaty Centre between the shopping centre and the high street with a high historic footfall, and provides plenty of visibility from a 28 foot floor to ceiling glass frontage.

The property is tiled on the ground floor and has a ceiling height of 3.1 metres. The first floor is divided into stock rooms, offices, and staff areas including a kitchenette and 2 WCs. This property is has spot lighting, electric heating, and 3 phase power.

This property benefits from E class use and would suit a wide range of occupiers.

Location

The Treaty Centre, located in the heart of Hounslow, is a vibrant and popular retail destination in West London. Situated on High Street, the centre enjoys a prime position with excellent visibility and accessibility. This property occupies a prominent position at the entrance to treaty centre under a covered walk way.

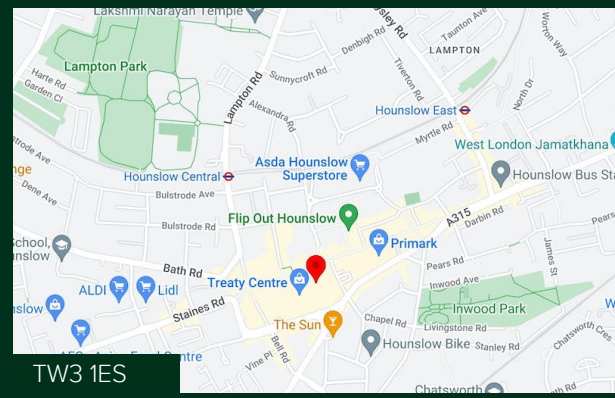
The Treaty Centre is within a 5 minute walk of Hounslow Central Station (Piccadilly Line) and has parking facilities for 645 cars. this area is also well serviced by local bus routes.

Other occupiers include Lloyds Bank, Next, H&M, JD Sports and numerous other national and local brands.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,255	116.59
1st	1,078	100.15
Total	2,333	216.74



Viewing & Further Information

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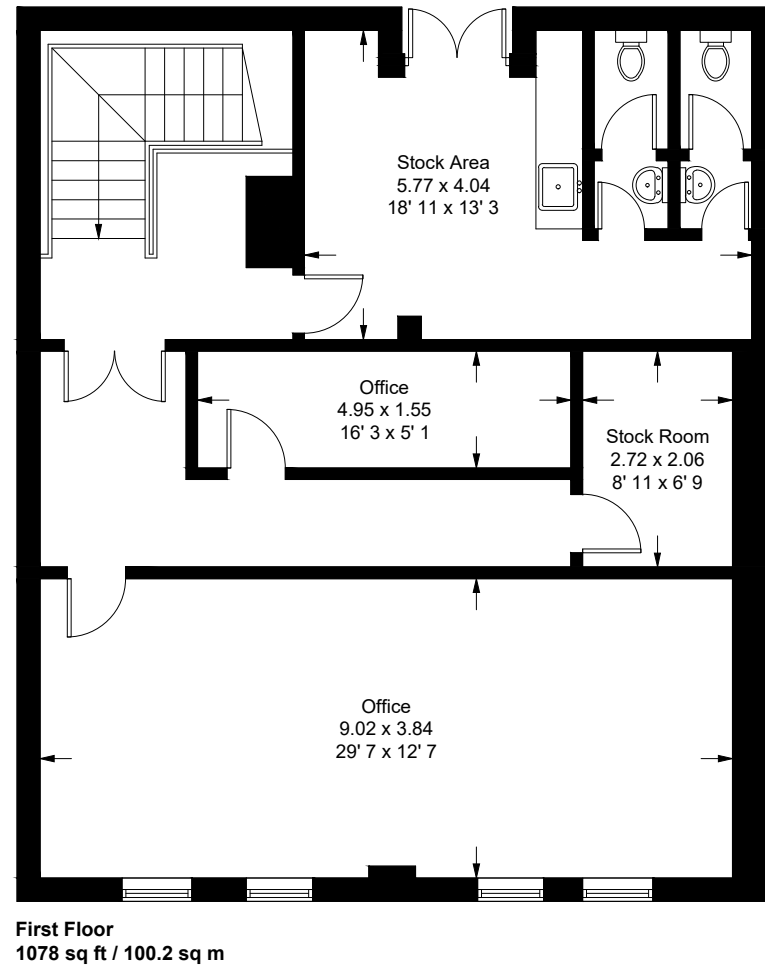
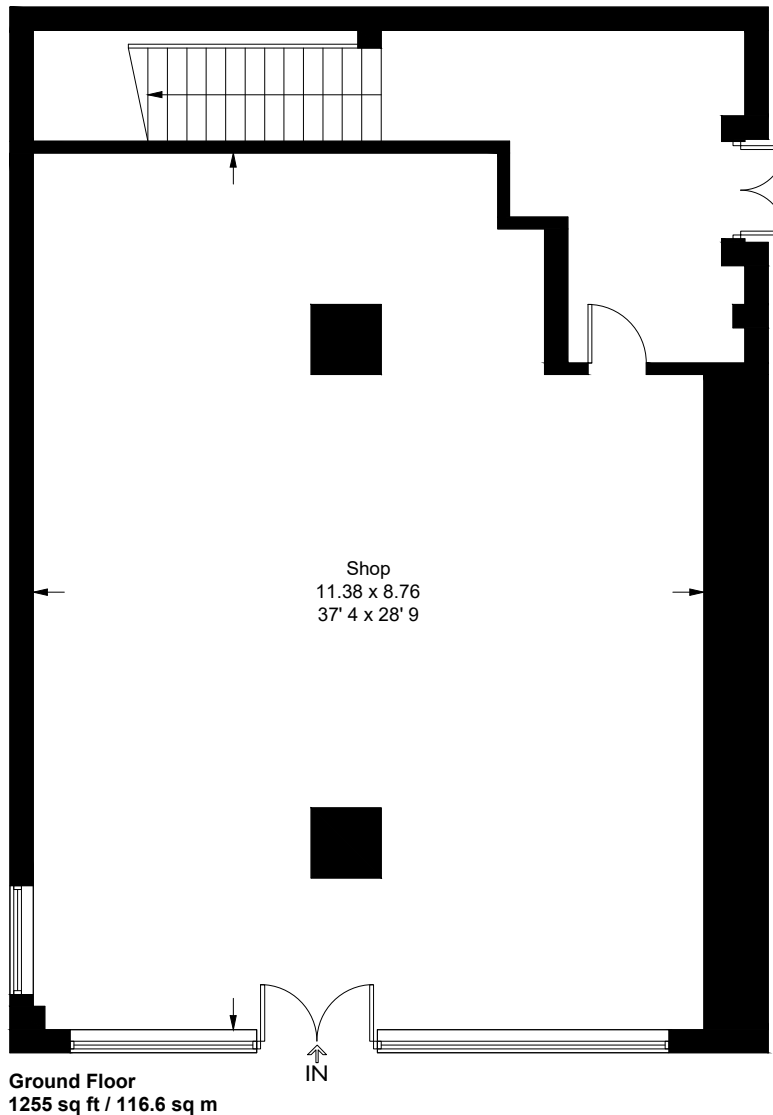
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The Treaty Centre

Approximate Gross Internal Area = 2333 sq ft / 216.8 sq m



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