

21 TREATY CENTRE

HIGH STREET, HOUNSLOW, TW3 1ES

 Home Store

FOREST
REAL ESTATE

TO LET

2,333 SQ FT

Prominent Retail Positioned at the Entrance to Treaty Shopping Centre

Key Features

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

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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.





Availability

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
Lease	New Lease	
Rent	£36,000.00 per annum	
Rates	£23,827.25 per annum	
Service Charge	£1,600 per annum	
VAT	Applicable	
EPC	D (83)	

Contact

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