logix PROPERTY

To Let

Unit 3 Links Industrial Estate

Popham Close, Hanworth, TW13 6JE

A semi-detached warehouse located on an established business park

14,311 sq ft

(1,329.54 sq m)

- 7.7m eaves
- 2 electric loading doors
- Generous loading area
- 22 parking spaces
- To be refurbished
- 24/7 acess
- Establised business park
- 2.4m miles to M3 J1

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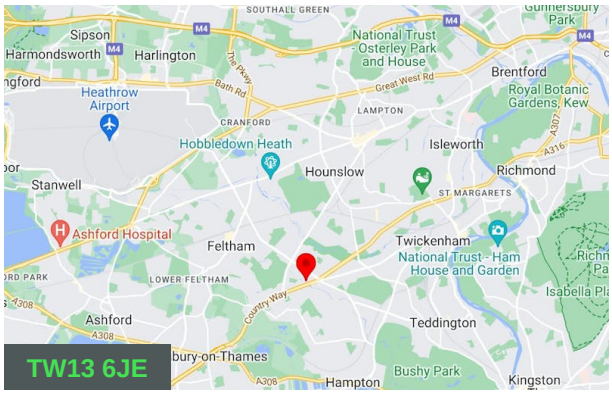
Summary

Available Size	14,311 sq ft
Rent	£314,842 per annum
Rates Payable	£5.22 per sq ft Based on April 2023 valuation
Rateable Value	£146,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)



Description

Unit 3 is a semi-detached warehouse located on Links Industrial Estate an established business park. The property benefits from 2 electric loading doors, 7.7m eaves and 24/7 access. Externally the unit has 22 car parking spaces and generous loading.

The property is to be refurbished and will be available from Q2 2023.

Location

The Links Industrial Estate is situated just off the A316 (Twickenham Road) on Popham Close, which runs between the A4 at Chiswick and Junction 1 of the M3. The unit benefits from excellent access to the M3, M25 and national motorway network. The A316 also provides for direct access to the A4 and its links to Central London and the M4 westbound. Access to the Links is via the A312 (Hampton Road West). Local occupiers include Safestore, Shurgard, Toolstation and Screwfix.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	12,972	1,205.14
1st - Office	1,339	124.40
Total	**14,311**	**1,329.54**

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Viewings

Strictly by appointment via the sole joint agents.

Viewing & Further Information

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