

**FOR SALE - GROUND FLOOR STORAGE /
BUSINESS UNIT WITH 1 CAR PARKING SPACE**



5 Broads Foundry,
Trumpers Way, Hanwell, London, W7 2QP

725 Sq. Ft.
(67.4 Sq. M.)

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Location

Broads Foundry is located on Trumpers Way, which is situated just off Boston Manor Road (A3002) in Hanwell, London.

The Great West Road (A4) is approximately 2 miles away, providing good access to Central London, the A406 North Circular, M4, M25 and wider motorway network.

The premises are approximately 7.5 miles from Central London and 6.5 miles from Heathrow Airport. Hanwell Town Centre is approximately a half a mile away.



A4 – Brentford	1.7 miles
M4 – Brentford	2.7 miles
A40 – Greenford	3.0 miles



Boston Manor (Piccadilly)	0.9 miles
Hanwell Station (British Rail)	1.1 miles
Northfields (Piccadilly)	1.4 miles



Hanwell Station	11 minutes to Heathrow Airport T3
	17 minutes to Bond Street Station
	24 minutes to Liverpool Street Station

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The Property

Broads Foundry is a mixed-use development with ground floor storage / business space with offices on the upper floors.

The available space comprises a ground floor business unit which benefits from a roller shutter loading door and separate pedestrian access along with kitchen and WC facilities.

There is one allocated car parking space with the premises.

Accommodation

The approximate Gross Internal Floor area is set out below:

Floor	Area sq. ft.	Area sq. m.
Ground	725	67.4



Amenities

- Roller shutter loading door with glass façade
- 1 car parking space plus loading area
- Separate pedestrian access
- Kitchen and WC facilities
- Partitioned store room
- Wood effect flooring / carpeting
- Mixture of strip, spot and feature LED lighting
- Storage mezzanine and shelving
- Internal height of c. 3.3m

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Price

The property is available to purchase on a 'virtual freehold' basis; namely on a 999-year lease at a peppercorn.

Guide Price: £285,000 (c. £393.10 psf.)

Business Rates

According to the Valuation Office Agency website the rateable value for the property is £9,900.

Rates payable 2023/2024 = approximately £5,068.80.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

Service Charge

A service charge of £1,703.33 per annum is payable in relation to the maintenance of the common areas of the estate.

Further details available from the agents.

VAT

VAT is applicable.

EPC

An EPC has been commissioned – further details available from the agents.



Legal Costs

Both parties to bear their own legal costs.

Viewing

Through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. October 2023.

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