



## 343 Hatton Road

Bedfont, Middlesex, Middlesex, TW14 9QS

**Comprising land and  
buildings of approx. 0.63  
acres and 14,604 sqft**

**14,604 sq ft**  
(1,356.76 sq m)

- Future development potential STPP
- Entirely let to Universal Tyre Company (Deptford) Limited, wholly owned subsidiary of Halfords Group PLC
- Located approx. 1.5 miles from Heathrow airport
- Close proximity to Heathrow Airport Cargo Terminal
- 16 Miles west of Central London
- VAT is not applicable

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## Summary

Available Size	14,604 sq ft
Price	£2,500,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The property is currently let to Universal Tyre Company Ltd with their lease expiring in 2026. The current passing rent equates to £15.56 on the built area of the site alone, this is considered to be a low ERV (estimated rental value)

The site comprises of land and buildings of approx. 0.63 acres and 14,604 sqft and there is potential for future development subject to planning permission.

Current Income: £95,000.00 per annum

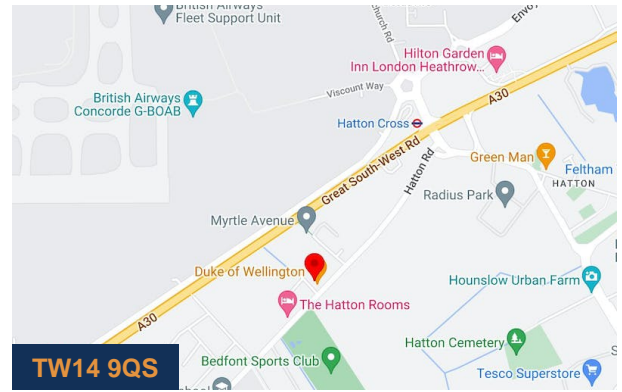
## Location

The property is located on the North side of Hatton Road in Bedfont and is situated just 1.5 miles from Heathrow airport. The site is easily accessible to the A30 which provide links to Bedfont and Staines and the M3, M4 & M25 motorways.

The site is situated in a predominantly residential area although nearby occupiers are Sixt, Air France KLM and Duke of Wellington Pub.

## Accommodation

Name	sq ft	sq m	Availability
Ground	472	43.85	Available
Mezzanine	94	8.73	Available
Outdoor	789	73.30	Available
<b>Total</b>	<b>1,355</b>	<b>125.88</b>	



## Viewing & Further Information



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