

# UNITS TO LET

## 1,877 - 4,173 ft<sup>2</sup>



NEWLY  
REFURBISHED



SECURED  
GATED ESTATE



GOOD TRANSPORT  
LINKS



[www.ipif.com/nationalworks](http://www.ipif.com/nationalworks)

INDUSTRIAL/WAREHOUSE UNITS TO LET

**NATIONAL WORKS** TRADING ESTATE  
BATH ROAD, HOUNSLOW, HEATHROW, TW4 7EA

**IPIF**





## LOCATION

National Works Trading Estate is located just off the south side of the Bath Road, approximately 100m to the west of the junction with Wellington Road North. Hounslow Town Centre is approximately a half mile east; whilst Hounslow West Piccadilly Line Station is 500m to the west, providing a direct service to Central London, and the Terminal Buildings within Heathrow Airport. The A4 (Great West Road) provides access via The Parkway (A312) to the M4 Motorway at Junction 3, thereafter interlinking with the M25 London's Orbital Route and National Motorway network.

## DESCRIPTION

A multi-unit estate offering a variety of building types and uses. The industrial units are constructed of steel portal frame with blockwork and facing brickwork elevations.

## SPECIFICATION

- Newly refurbished
- Secure yard to B09 (3,563 sq ft)
- Dedicated loading bays to C04
- 2 electric loading doors
- 3 phase power & gas supply
- Allocated parking
- Fitted offices with kitchenette
- Concrete floor
- Max eaves height 6.79m (B09) / 5.61m (C04/C04A)

## ACCOMMODATION

UNIT C04	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	1,655	153.7
Office	222	20.6
<b>Total GEA</b>	<b>1,877</b>	<b>174.3</b>

  

UNIT B09	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	3,792	352.2
Office	381	35.4
<b>Total GEA</b>	<b>4,173</b>	<b>387.6</b>

## B09



## C04



On behalf of the landlord



Rachel Sharman  
rachel.sharman@ipif.co.uk



Jack Pay  
jp@telsar.com  
07411 576 313

Tom Boxall  
tb@telsar.com  
07481 186 334



Thomas Bond  
thomas.bond@jll.com  
07709 500 397

Tom Lowther  
tom.lowther@jll.com  
07730 091 550



M4

London

BATH ROAD

D19 - D31

C01

C02

C03

C04

A16

A15

A14

A13

A12

A11

A10

B05

B06

B07

B08

B09

Heathrow  
Terminals 1, 2, 3

C04



C04



B09



B09



B09



On behalf of the landlord



Rachel Sharman  
rachel.sharman@ipif.co.uk



Jack Pay  
jp@telsar.com  
07411 576 313

Tom Boxall  
tb@telsar.com  
07481 186 334



Thomas Bond  
thomas.bond@jll.com  
07709 500 397

Tom Lowther  
tom.lowther@jll.com  
07730 091 550

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. June 2023.



# NATIONAL WORKS TRADING ESTATE

BATH ROAD,  
HOUNSLOW, HEATHROW,  
TW4 7EA

## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord



**Rachel Sharman**  
rachel.sharman@ipif.co.uk



**Jack Pay**  
jp@telsar.com  
07411 576 313

**Tom Boxall**  
tb@telsar.com  
07481 186 334



**Thomas Bond**  
thomas.bond@jll.com  
07709 500 397

**Tom Lowther**  
tom.lowther@jll.com  
07730 091 550