



Unit 7, River Brent Business Park

Trumpers Way, Hanwell, W7 2QA

Industrial / Warehouse Unit

3,867 sq ft

(359.26 sq m)

- Clear height 3.2m rising to 5.5m
- Electric roller shutter
- Loading bay
- 3 Phase power
- LED Lighting
- Allocated parking
- Translucent roof panels
- Concrete floor
- 4x W/C's & Kitchenette
- Ancillary office accommodation

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Summary

Available Size	3,867 sq ft
Rent	£62,840.00 per annum
Business Rates	Interested parties are advised to contact the local rating authority to obtain this figure.
Service Charge	Approx. £3,175.20 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated in the established River Brent Business Park, Trumpers Way, to the west of Hanwell town centre. Trumpers Way is accessed via Boston Road (A3002), which gives access to the A4020 Uxbridge Road to the north and the A4 and M4 at Brentford to the south. The A4 provides direct access to Heathrow Airport 8.5 miles to the West and Central London 7.8 miles away to the south.

Travel Distances:

M4, Junction 2 – 3.1 miles – 14 mins

A40, Western Road – 3.3 miles – 16 mins

A4, Great West Road – 2.1 miles – 9 mins

Boston Manor Underground Station – 1.2 miles – 5 mins

Source: Google Maps

Description

The premises comprise a industrial/warehouse unit with a open plan ground floor warehouse access via a electric roller shutter serviced by a dedicated loading bay. High quality office accommodation can be found on the first floor with excellent natural lighting. The unit benefits from 3 phase power, welfare facilities and a max eaves height of 5.5m. Parking is located to the front of the premises.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II.

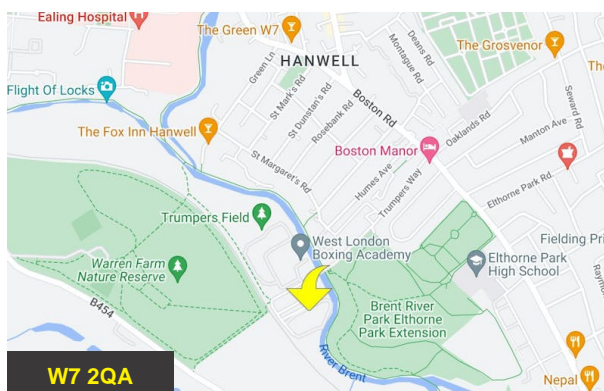
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	2,914	270.72
First Floor Office	953	88.54
Total	3,867	359.26

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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