

36 Springwell Road, Hounslow, TW5 9EJ



TO LET

Class E Retail / Leisure / D1 (Non Residential Institutions)

4,455 sq ft / 413.9 sq m

£20 per sq ft

**A self-contained
Class E building,
across all ground
floor with gardens,
gated and forecourt
parking.**



- Self-contained sole use building
- Forecourt and rear parking allocations
- Two garden areas
- Located in a densely built semi-detached, family housing area
- Class E use
- Could suit wider uses, subject to planning

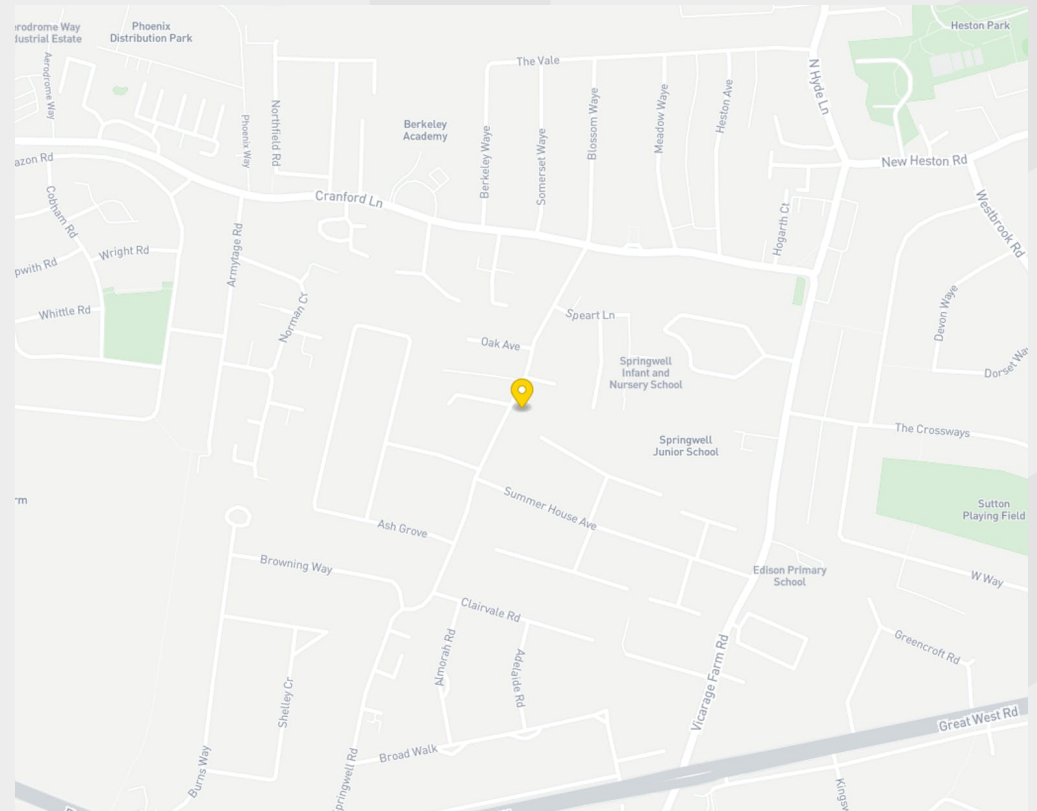


Description

The building is a single storey construction, with two large outside garden areas with gated division. To the left exterior there is a gated car park with parking for between 4-5 vehicles and further spaces to the front forecourt as well as 'drop-off'. Internally, there are multiple WC's including disabled access, a commercial kitchen, laundry room and various small rooms off the main designated areas, suitable for offices and staff.

Location

The property is located on Springwell Road which is a main connective link between the A4 (Great West Road) and M4. The surrounding area is predominately semi-detached family housing, with Heston Park recreational space close by. Transport links for the property are good, with the aforementioned arterial road connections in proximity and Hounslow West (Piccadilly Line services) within 20 minute walk of the property.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates payable	Availability
Ground	4,455	413.9	£20	£8.16 /sq ft	Available
Total	4,455	413.88	£20		

Tenure

New Lease

EPC

E

VAT

To be confirmed

Configuration

Upon enquiry

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