

FREEHOLD INDUSTRIAL SITE WITH DEVELOPMENT POTENTIAL (STPP*) - HOUNSLOW TOWN CENTRE – Part Income Producing – Rarely Available



Red line for illustrative purposes only

Units 20A, 20B & 20C Hanworth Road
Hounslow, Middlesex, TW3 1UA

Buildings – Circa 2,918 Sq.ft. (271.1 Sq.m)
Site Area - Circa 10,646 Sq.ft. (989 Sq.m)

* Subject to Planning Permission.

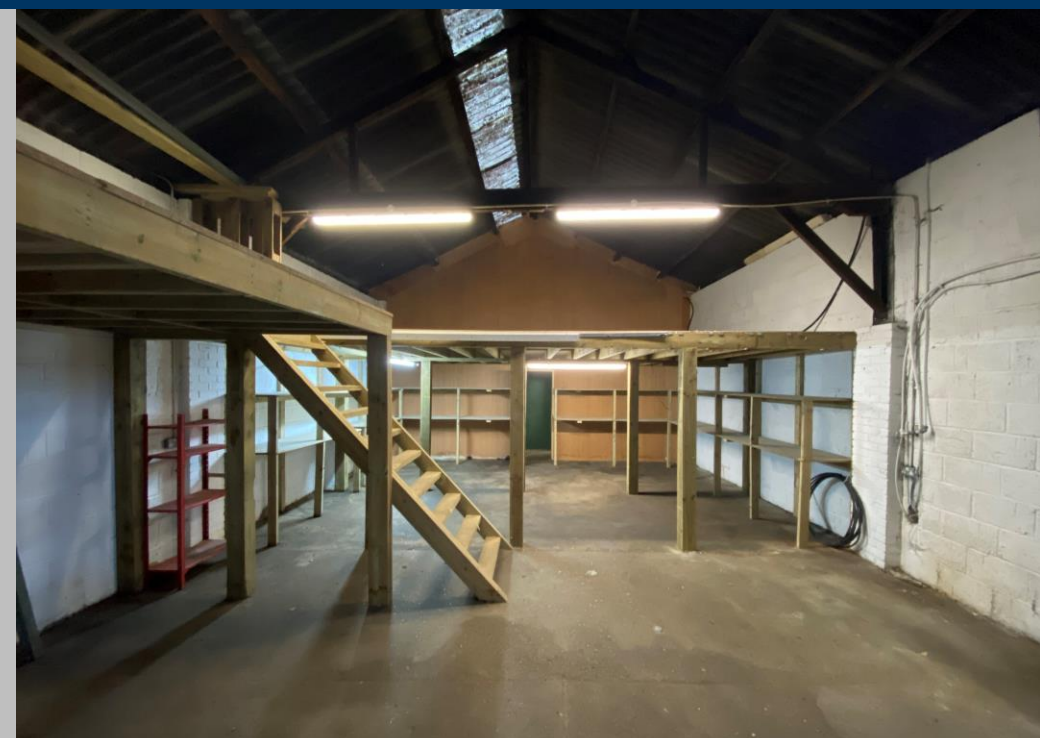
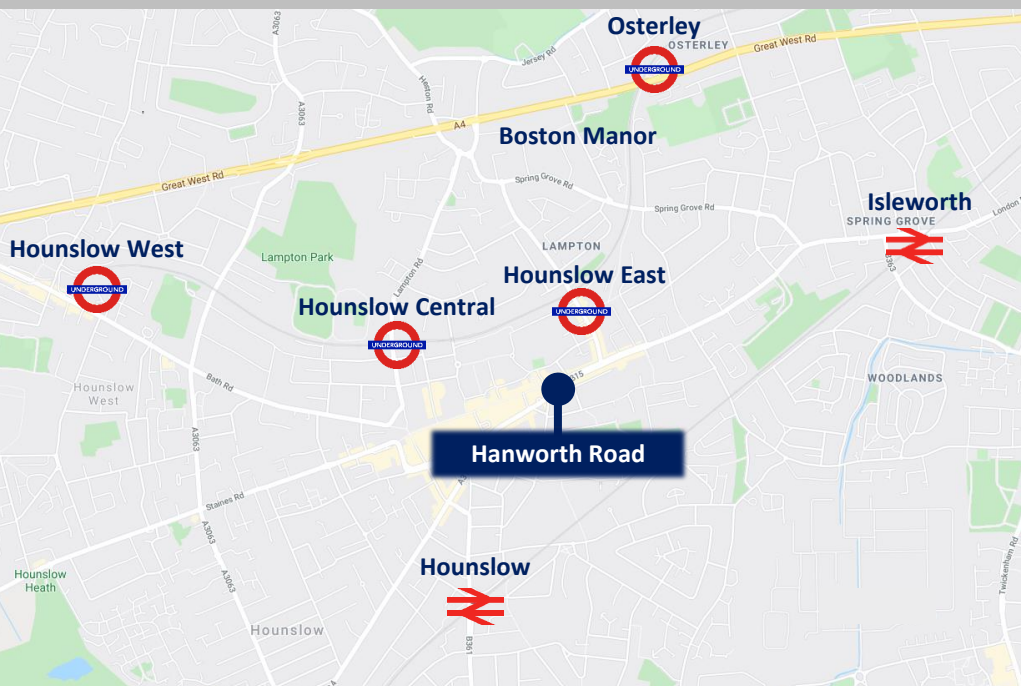
Unit 20A,20B &20C Hanworth Road, Hounslow, TW3 1UA

Location

The land and buildings are located in Hounslow town centre directly off Hanworth Road (A315).

Public transport and amenities are good, with Hounslow East Underground station (Piccadilly Line), Hounslow BR station and numerous bus routes all readily accessible to the property. The extensive retail and restaurant facilities of the High Street and the indoor shopping complex at the Treaty Centre are all close by.

The M4 is approximately 3.5 miles distant, the M3 approximately 4.5 miles and Heathrow Airport approximately 5.5 miles.



A4 – Great West Road	0.9 miles
M4 – Junction 3	3.5 miles
M3 – Junction 1	4.5 miles
Heathrow Airport	5.5 miles
Hounslow East (Piccadilly)	0.3 miles
Hounslow Central (Piccadilly)	0.6 miles
Hounslow (British Mainline)	0.6 miles
Isleworth (British Mainline)	1.2 miles

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The Properties

The properties comprise three ground floor workshop / industrial units, accessed via off the South side of Hanworth Road (A315), in Hounslow town centre.

All three units comprise industrial premises, set within a site area of approximately 10,646 sq. ft. (989.0 sq. m.), and benefit from external yardage and car parking.

Accommodation (approximate gross internal floor area)

Unit 20A	GIA Sq. ft.	GIA Sq. m.
Ground Floor Buildings	935	86.9
Lean To	78	7.2
TOTAL	1,013	94.1

Unit 20B	GIA Sq. ft.	GIA Sq. m.
Ground Floor	874	81.2

Unit 20C	GIA Sq. ft.	GIA Sq. m.
Ground Floor	1,031	95.8

Units 20A, B & C	GIA Sq. ft.	GIA Sq. m.
GRAND TOTAL (Excluding Mezzanine Space)	2,918	271.1

The total site area is approximately 10,646 Sq. ft. (989.0 Sq. m)



Amenities –

- Single phase electricity
- Roller shutter loading door
- Car parking
- Fenced yard with gate
- Office
- Strip lighting
- WC facilities

Please note that the above amenities have not been tested.

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Freehold

Guide price: Offers in excess of £1,250,000 (OIEO One Million Two Hundred and Fifty Thousand Pounds). Subject to existing leases.

Leases – All leases are Outside the 1954 LL&T Act

Unit 20A – Lease

3-year term expiring on 1st February 2024.

Annual rental = £13,800 per annum exclusive for the residue of the term.

Use permitted: 'B1 commercial'

Unit 20B - Lease

Vacant – the property is currently being marketed at £18,000 pax.

Unit 20C - Lease

3-year term expiring on 15th January 2026.

Annual rental = £15,600 per annum exclusive for the residue of the term.

Use permitted: 'B1 commercial'

VAT

The landlord has informed us that VAT IS NOT applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

All buildings are compliant, EPC certificates available from the agents.

Business Rates

According to the Valuation Office Agency Website, the business rates assessments for the properties are currently split as follows:

Property / Description	Ratable Value	Approx. Rates Payable pa
Unit A	£8,600	£4,403
Unit B	£8,200	£4,198
Unit C	£6,400	£3,277

Small business relief on rates should be available for occupiers with no other business premises, resulting in no business rates being payable in the next rating year.

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

Viewing

Through prior arrangement with sole agent 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.



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