

**TO LET – GATED SURFACED VEHICLE
STORAGE COMPOUND**

VOKINS
CHARTERED SURVEYORS
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**Fifield
Glyn**
Chartered Surveyors



**Hanworth Trading Estate,
Hampton Road West, Hanworth,
Feltham, TW13 6DH**

**Circa. 0.96 acres
(41,817 sq. ft.)**

Hanworth Trading Estate, Hanworth, Feltham, TW13 6DH

Location

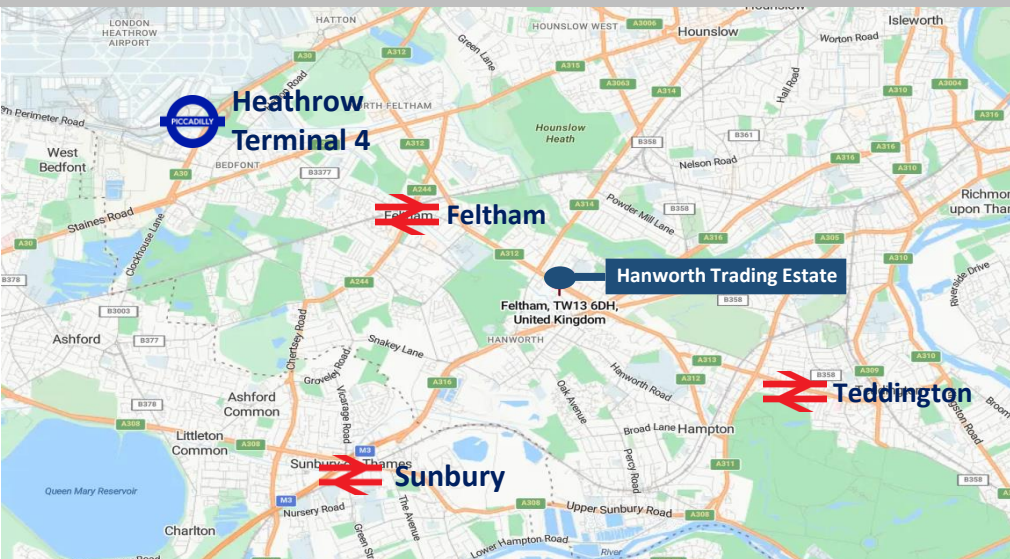
The site is located within the Hanworth Trading Estate, off Hampton Road West (A312) which connects with A316 which adjoins M3, circa 2 miles south.

Hanworth Road West leads north to Feltham and Heathrow Airport, being circa 4 miles to the north west. Central London is situated circa 13 miles north east via the A316.

The Site

The property features a storage compound surfaced with tarmac, enclosed by steel palisade fencing and equipped with security lighting.

Presently, we believe it offers around 120 parking spaces, with the potential for increased capacity through block parking of vehicles. Intending Lessees to draw their own conclusions by way of site inspection and verification.



M3 – Twickenham Road	0.3 miles
Heathrow Airport	4.5 miles
Heathrow Airport – Terminal 4	4.1 miles
Central London (via A316)	13 miles
Feltham (British Mainline)	1.4 miles
Heathrow Terminal 4 (Piccadilly Line)	4.1 miles
Sunbury (British Mainline)	2.5 miles
Teddington (British Mainline)	2.8 miles

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£290,000 + VAT per annum exclusive (c. £6.95 per sq. ft.).

Business Rates

According to the Valuation Office Agency website, the rateable value of the site is £120,000.

Transitional adjustments may apply - all applicants are advised to make their own enquires through the London Borough of Hounslow billing authority.

VAT

VAT is Applicable.

Use

Vehicle storage compound with 24-hour access.

Service Charge

Further details are available from the agents.

Legal Costs

Each party to bear their own legal costs.



Viewing

Strictly through prior arrangements with joint sole agents Vokins and Fifield Glyn.

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. November 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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