

UNITS TO LET

1,659 ft² - 3,320 ft²



FULLY
REFURBISHED



SECURE
GATED ESTATE



AVAILABLE SEPARATELY
OR COMBINED



INDICATIVE IMAGE



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

- Fully refurbished
- Full height electric up & over loading door
- Dedicated loading bay
- Translucent roof panels
- Concrete floor
- 3 phase power & gas supply
- Allocated parking
- Office accommodation
- Kitchenettes
- Maximum clear height 6.5m

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

A12	M ²	FT ²	EPC
Warehouse	138	1,488	D-100
Office	16	171	
TOTAL	154	1,659	
A13	M ²	FT ²	EPC
Warehouse	138	1,490	D-77
Office	16	171	
TOTAL	154	1,661	
A12 & A13 COMBINED	308	3,320	

Units can be let separately or combined.

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

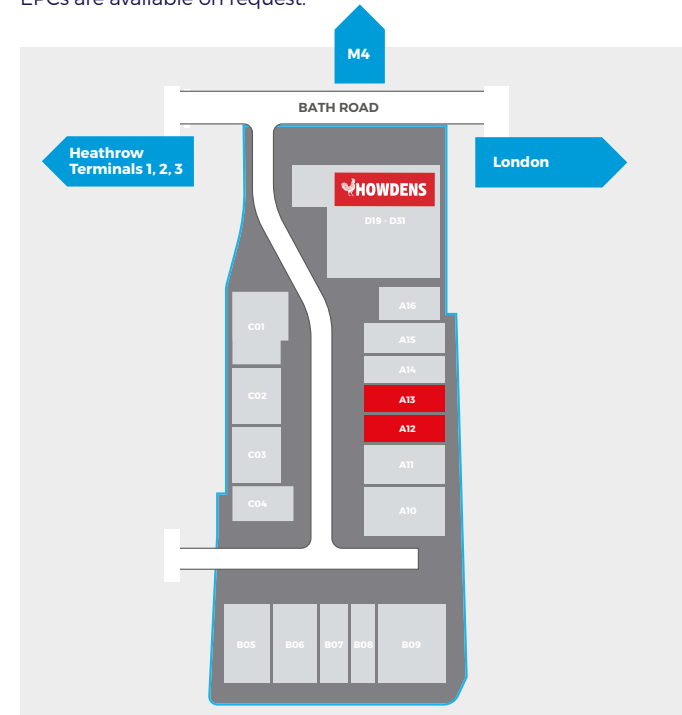
Each party will be responsible for their own legal costs incurred in this transaction.

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

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