

UNITS 3 & 7

HANWORTH

TRADE PARK

TW13 6DH

- 50,000 SQ FT LET TO SELCO
- 1/4 MILE TO A316
- 4 MILES TO HEATHROW AIRPORT
- 4.5 MILES TO M4 JUNCTION 3
- 2 MILES TO START OF M3



TO LET/MAY SELL

NEW TRADE PARK/WAREHOUSE DEVELOPMENT

HANWORTH TRADING ESTATE

HAMPTON ROAD WEST, HANWORTH, MIDDLESEX TW13 6DH

www.hanworthtradepark.co.uk

UNIT 3 - 4,741 SQ FT (441 SQ M)

UNIT 7 - 4,541 SQ FT (422 SQ M)

HANWORTH TRADE PARK IS SITUATED ON THE ESTABLISHED HANWORTH TRADING ESTATE, ON THE A312 HAMPTON ROAD WEST. TO THE NORTH THE A312 LEADS TOWARDS HEATHROW AIRPORT, A30, A4 AND M4 MOTORWAY (JUNCTION 3). TO THE SOUTH IS THE A316 WHICH PROVIDES ACCESS TO CENTRAL LONDON TO THE EAST AND MERGES WITH THE M3 MOTORWAY (JUNCTION 1) AT SUNBURY TO THE WEST.

DESCRIPTION:

A trade park development of single storey warehouse units with first floor office area / ancillary accommodation, over 7.5 metres eaves height and dedicated forecourt areas with parking spaces. No restriction on trading hours.

ACCOMMODATION

UNIT	WAREHOUSE	1ST FLOOR	TOTAL
1			SELCO
2			WILSON ELECTRICAL
3	3,838 SQ FT (357 SQ M)	903 SQ FT (84 SQ M)	4,741 SQ FT
4			BATHROOM AND PLUMBING SUPERSTORE
5			AL MURAD TILES
6			BUILDING PRODUCTS COMPANY
7	3,390 SQ FT (315 SQ M)	1,151 SQ FT (107 SQ M)	4,541 SQ FT
8			HSS HIRE

All floor areas shown are calculated on a gross external basis



Bathroom and Plumbing Superstore



SAT NAV REF: TW13 6DH

LOCAL OCCUPIERS:

Screwfix • Toolstation • Benchmarx • Dulux • Wickes
Currys • Homebase • Safestore • Shurgard

TERMS:

New full repairing and insuring leases are to be granted for a minimum term of 10 years incorporating rent reviews every 5 years. The units may also be available for sale.

FURTHER INFORMATION:

Please contact the sole agents.

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. All units are offered subject to contract and availability. October 2014.