

LARGE INDUSTRIAL UNIT – TO LET
12,350sqft (1,147sqm)
15 MASWELL PARK ROAD
HOUNSLOW TW3 2DL
£85,000 PER ANNUM



Location – just off Whitton Road (B361) and directly opposite Hounslow Station. Hounslow town centre is within walking distance and the A4 and A316 are both within about 1.75 miles.

Description – a large industrial unit (eaves – 4.25m) with mezzanine storage and offices fronted by a parking and service area.

Ground floor - 9,500 sqft

Mezzanine areas – 2,850 sqft

Total – 12,350 sqft (1,147 sqm) (gross internal)

The property has an Energy Performance Rating of 121(within band E)

Terms – to be let on a new lease by negotiation at a rent of £85,000 per annum.

Business Rates - £30,492 per annum payable 2019/20 based on an assessment of £60,500.

Viewing - strictly through **Dunphys** as sole agents.

Dunphys are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or that of our client or otherwise. We assume no responsibility for any statement that may be made in these particulars which do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Rents are quoted net of VAT.