



**UNIT 4  
HOUNSLOW BUSINESS PARK  
HOUNSLOW TW3 3UD**

**BUSINESS UNIT  
1,260sqft (117.05sqm)  
TO LET £17,950 PER ANNUM**

**Location** - forming part of a small attractive business park in a highly convenient location just off Hanworth Road (A314) and within easy walking distance of Hounslow's town centre and Underground/railway stations.

**Description** - a two storey business unit currently fitted out to an open plan display area on ground floor with partitioned offices above fitted finished to good and contemporary standards including laminated and carpeted flooring, suspended ceilings, perimeter trunking, and electric heating. The unit has an Energy Performance Asset Rating of 92 (band D).

Ground floor - 620sqft gross internal (incl. entrance lobby, staircase and wc)

First floor - 620sqft gross internal (incl. staircase)

Four car spaces are included.

**Terms** - available on a new 5 year lease at £17,950 per annum plus estate service charge. VAT does not apply at present.

**Business Rates** - £6,138 payable per annum from April 2019 based on Small Business Rate of 49.1p in the £ and assuming a Rateable Value of £12,500 (less if Small Business Rate Relief applies).

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

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