



**UNIT 9**  
**HOUNSLOW BUSINESS PARK**  
**HOUNSLOW TW3 3UD**

**BUSINESS UNIT**  
**1,230sqft (114.27sqm)**  
**TO LET £17,500 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 fitted out to provide meeting room, office, storeroom and kitchen (plus wc) on ground floor with open plan 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 93 within Band D.

Ground floor - 613sqft gross internal (incl. entrance lobby, staircase and wc)

First floor - 617sqft gross internal (incl. staircase)

Four car spaces per unit are included.

**Terms** - available on a new 5 - 10 year lease on standard full repairing and insuring terms at £17,500 per annum plus estate service charge.

**Business Rates** - to be reassessed but estimated at about £5,525 payable per annum from April 2017 based on Small Business Rate of 46.6 in the £ and assuming a Rateable Value of £12,500.

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