

UNITS TO LET

1,877 - 4,173 ft²



NEWLY
REFURBISHED



SECURED
GATED ESTATE



GOOD TRANSPORT
LINKS



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

- Newly refurbished
- Secure yard to B09 (3,563 sq ft)
- Dedicated loading bays to C04
- 2 electric loading doors
- 3 phase power & gas supply
- Allocated parking
- Fitted offices with kitchenette
- Concrete floor
- Max eaves height 6.79m (B09) / 5.61m (C04/C04A)

ACCOMMODATION

UNIT B09	FT ²	M ²	EPC
Warehouse	3,792	352.2	
Office	381	35.4	
Total GEA	4,173	387.6	B-43

UNIT C04	FT ²	M ²	EPC
Warehouse	1,655	153.7	
Office	222	20.6	
Total GEA	1,877	174.3	B-50

B09



C04



On behalf of the landlord



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M4

London

BATH ROAD

D19 - D31

C01

C02

C03

C04

A16

A15

A14

A13

A12

A11

A10

B05

B06

B07

B08

B09

Heathrow
Terminals 1, 2, 3

C04



C04



B09



B09



B09



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BATH ROAD,
HOUNSLOW, HEATHROW,
TW4 7EA

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.



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