

INDUSTRIAL UNIT FOR SALE

537.65 SQ. M (5,788 SQ. FT)

**HANWORTH TRADING ESTATE, HAMPTON ROAD WEST,
FELTHAM TW13 6DN**

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **OF INTEREST TO INVESTORS & OWNER OCCUPIERS**
- **2 LOADING DOORS**
- **5 PARKING SPACES & 2 LOADING BAYS**
- **RECEPTION AREA AND 1ST FLOOR OFFICES**
- **CLOSE TO SELCO BUILDERS WAREHOUSE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is situated within Hanworth Trading Estate almost equidistant from Feltham and Hampton Hill. The property is less than half a mile from the A316 which provides easy access to central London and to the M3 / M25 motorway.

DESCRIPTION

The property comprises an industrial building with two storey offices to the front. The property is in good overall condition and is currently being used as a car repair workshop. Externally the property benefits from parking for 5 cars to the front with an additional 2 loading spaces.

AMENITIES

- Two loading doors
- 5 Parking spaces & 2 loading bays
- Part air conditioning
- Gas blown heaters

BUSINESS RATES

2017 Rateable Value: £33,500

EPC

Energy Rating: TBC

ACCOMMODATION

The property has the following approximate gross internal floor areas:

Ground: 447.73 SQ. M (4,820 SQ. FT)
First: 89.92 SQ. M (968 SQ. FT)

Total: 537.65 SQ. M (5,788 SQ. FT)



PRICE

Offers are invited in excess of £550,000 for the freehold interest.

TENURE

The property is currently subject to a licence agreement to H&L Motors at a passing rent of £19,000 pa. We consider this to be below market value and as such there is the opportunity to significantly improve the rental income.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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