

TO LET
Vehicle Storage Compound

rapleys.com
0370 777 6292

Hanworth Trading Estate,
Hampton Road West, Hanworth TW13 6DH

CONTACT **Daniel Cook**
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Secure yard/car parking

Approximately 120 car parking spaces

Prominent position just off A316 Twickenham Road

Central London 13 miles north east

Secure fenced and gated site

0.96 acre (0.39 hectare)

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Location

The property is located within the Hanworth Trading Estate which adjoins the A316 Twickenham Road and leads 2 miles south to the M3. Access is via Hanworth Road West which leads north to Feltham and Heathrow Airport, 4 miles to the north west. Central London lies 13 miles north east via the A316.

The property is located within an established industrial/trade counter location. Local occupiers include **Al Murad Tiles, Safestore Self Storage, Selco Builders Merchants** and **Wickes**.

Description

The property comprises a tarmacadam surfaced storage compound with steel palisade fencing and security lighting.

The property currently provides approximately 120 parking spaces, with greater capacity if vehicles are block parked.

Accommodation

The property comprises the following approximate site area:

	Hectare	Acre
Total Site Area	0.39	0.96

Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

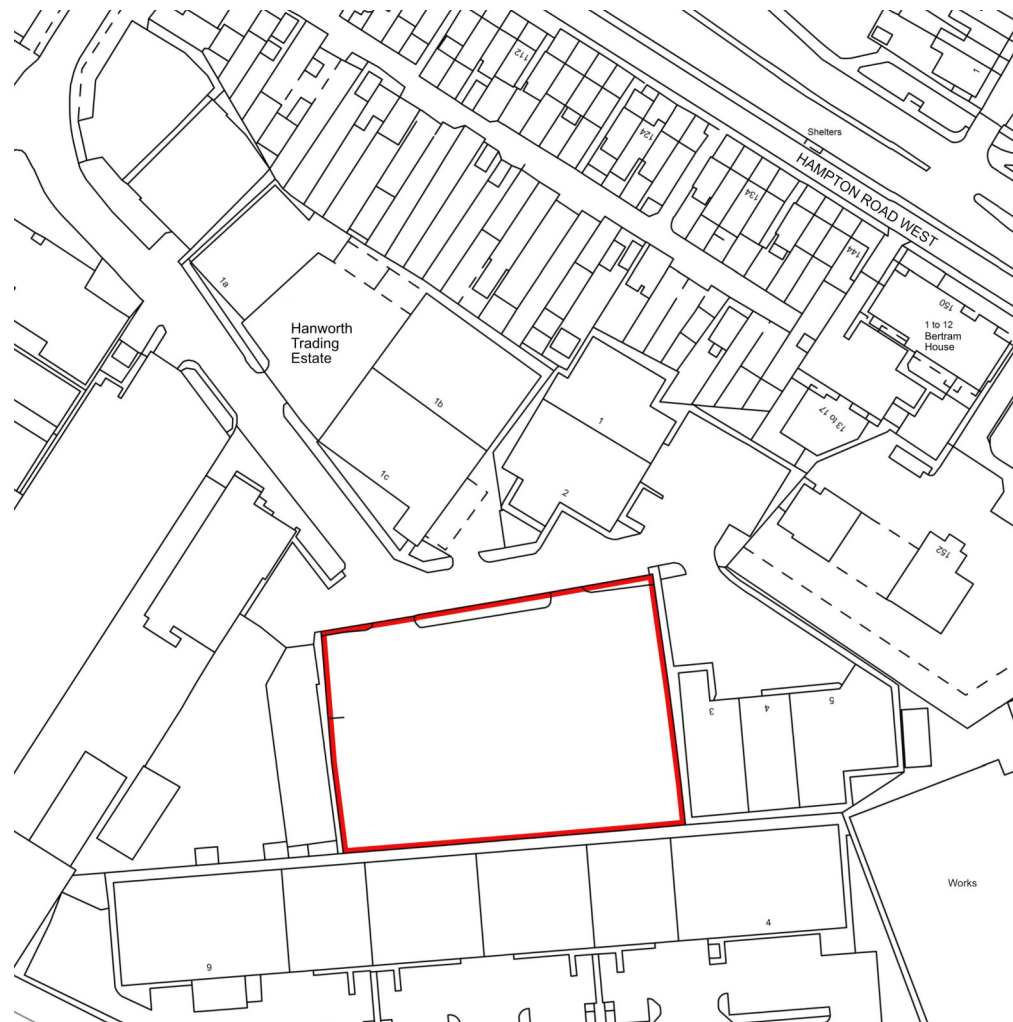
Tenure

Leasehold.

The property is held on a 10 year lease from 25 February 2018 and is subject to a Tenant break clause effective from 25 February 2023. The current rent is £145,000 per annum.

Terms

Our client is seeking to assign the lease. Premium offers are invited.



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Rateable Value

We are advised that the Rateable Value for the land used for storage and premises is £95,500.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: N/A

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

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