

TO LET

Prominent Corner Site

Unit 4 Gibbs Corner, Great South West Road,
Bedfont, Middlesex TW14 8NE

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com



Prominent location fronting A30
with circa 44,000 vehicle
movements per day

Parking for circa 40 vehicles

Close to Heathrow Terminal 4,
Enterprise Rent-A-Car and **VW
Commercial**

Potential for alternative uses
(subject to planning)

132.60 sq m (1,427 sq ft) on
0.14 hectare (0.35 acre)

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0370 777 6292

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Location

The property is very prominently located on the busy Great South West Road (A30) at the junction with Stanwell Road. The site adjoins **Enterprise Rent-A-Car**.

Bedfont is a suburb of Hounslow to the West of London, with the site being close to Terminal 4 Heathrow Airport.

Description

A brick built building providing office/storage accommodation suitable for a variety of uses but was most recently used for vehicle hire. The building is situated at the centre of the site and surrounded with an extensive hard surfaced area to all sides providing parking for approximately 40 vehicles.

Access is shared with Enterprise and is direct from the A30 with egress on to Stanwell Road.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Office/storage	132.60	1,427
	Hectare	Acre
Total Site Area	0.14	0.35

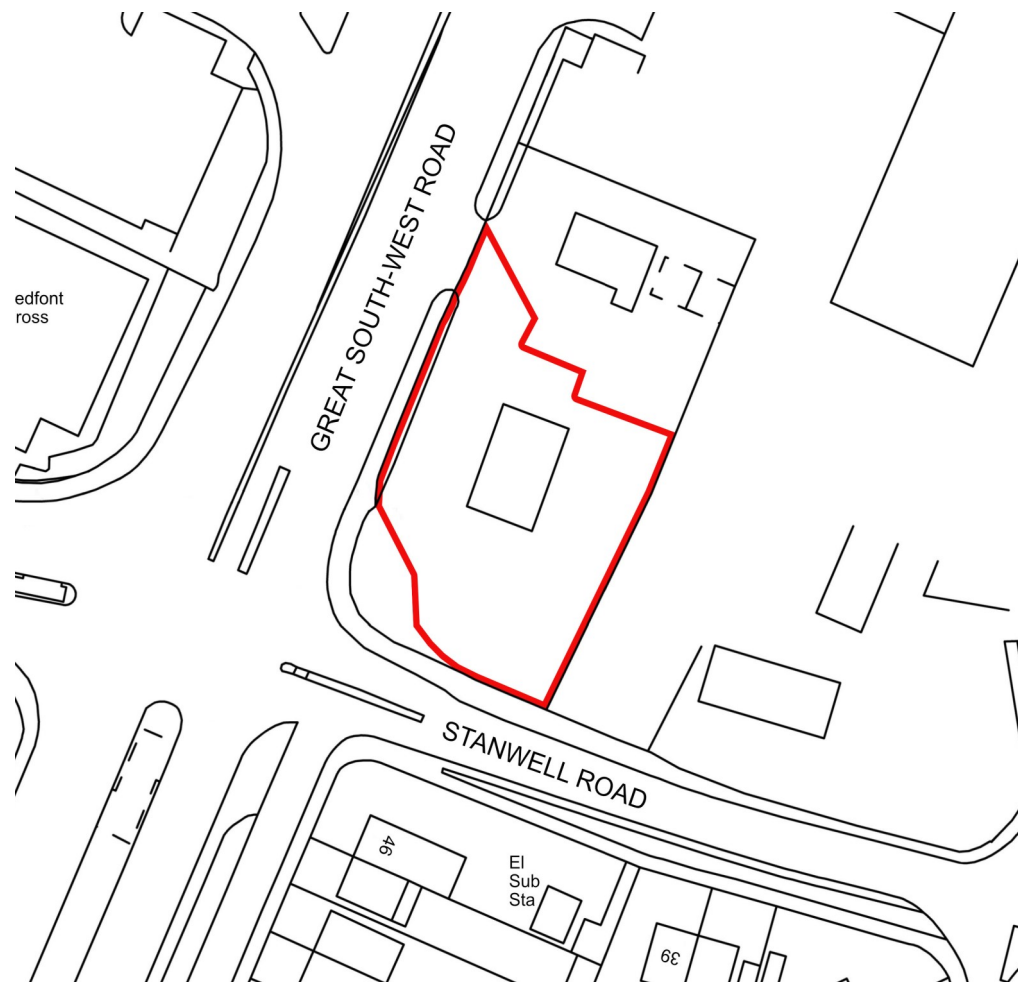
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold. Please note, the freehold is **not available**.

Terms

The property is available on a new lease for a term expiring March 2025 on a rental to be agreed.



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Rating

We are advised that the Rateable Value for the property is £30,750 and the UBR for 2021/22 is 49.9p in the £.

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

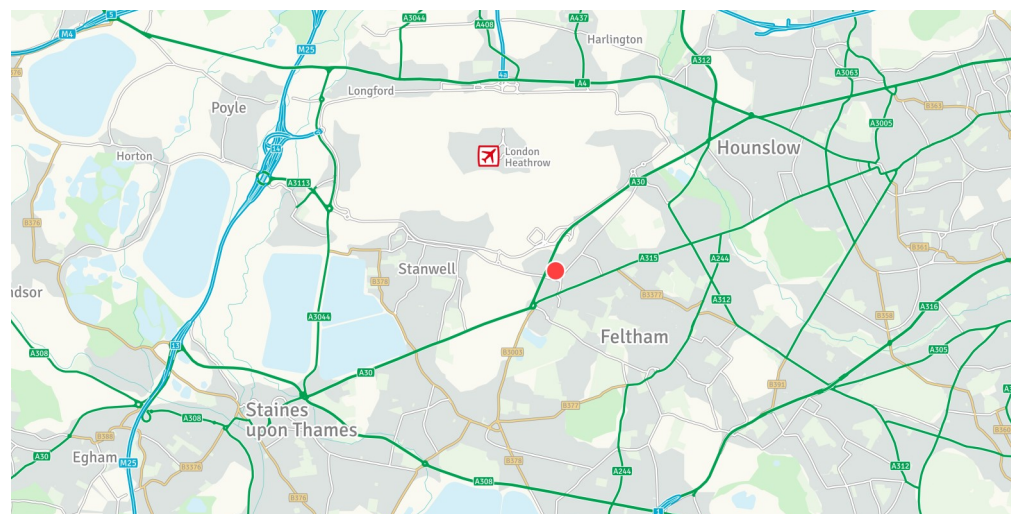
Energy Performance Asset Rating: E.

VAT

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

Viewing

Strictly via the sole agent.



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