

Unit 30

Phoenix Distribution Park, Phoenix Way, Hounslow, TW5 9NB



TO LET

3,520 SQ FT
(327.02 SQ M)

£19.50 PER SQ FT

**Industrial/Warehouse Unit.
Undergoing refurbishment.**

- Well established industrial estate
- 4.9m minimum height
- Roller shutter door
- LED Lighting
- Recently replaced roof
- New concrete floor

020 8707 3030
desouza.co.uk

Summary

Available Size	3,520 sq ft
Rent	£19.50 per sq ft
Rates Payable	£17,712 per annum
Rateable Value	£41,000
Estate Charge	£1.45 per sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Unit 30 comprised a single storey warehouse unit on a well established industrial estate with 24 hour security. It benefits from 4.9m minimum eaves height, 3 phase power and an electric roller shutter door. The unit is currently undergoing a refurbishment including a new concrete floor. The roof has also recently been replaced.

Location

Unit 30 is located on the Phoenix Distribution Park, Phoenix Way, Heston adjacent to The Heston Service Station on the M4 motorway. Access is off Cranford Lane which is approximately 1 mile from junction 3 of the M4 motorway and 2 miles from Heathrow Airport.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	Estate Charge (sq ft)	Availability
Unit - Unit 30	Unit	3,520	327.02	On Application	On Application	On Application	Available
Total		3,520	327.02				

Specification

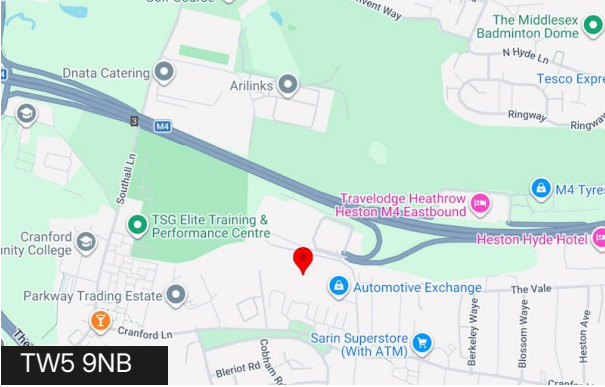
- Undergoing refurbishment
- New concrete floor
- Recently replaced roof
- LED lighting
- New WC
- Roller shutter door
- 3 phase power
- 24h estate security

Viewings

By appointment with De Souza.

Terms

Available on a new lease for a term to be agreed.



Viewing & Further Information



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