

Unit 31

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



TO LET

3,962 SQ FT
(368.08 SQ M)

£18.50 PER SQ FT

Industrial/warehouse unit
on well established
industrial estate close to
Heathrow

- Refurbished
- Recently replaced roof
- Roller shutter door
- LED lighting
- 3 phase power
- Maximum height 5m
- WC

020 8707 3030
desouza.co.uk

Summary

Available Size	3,962 sq ft
Rent	£18.50 per sq ft
Rates Payable	£18,684 per annum
Rateable Value	£43,250
VAT	Applicable
Estate Charge	£1.45 per sq ft
EPC Rating	D (82)

Description

Unit 31 is an end of terrace single storey warehouse unit of approximately 3,962 sq ft. It benefits from LED lighting, new roof, roller shutter door and WC.

Location

Phoenix Distribution Park is accessed off Cranford Lane and is situated 1 mile from Junction 3 of the M4 and 3 miles from the M25.

Heathrow Airport is approximately 2 miles distant and Hounslow Town Centre, which supplies all banking and retail facilities is approximately 3 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 31	3,962	368.08
Total	3,962	368.08

Specification

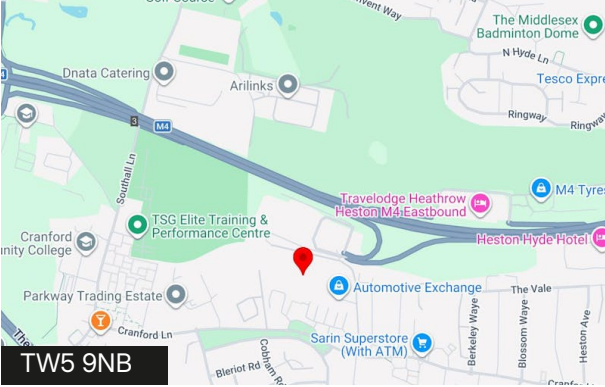
- Roller shutter door
- LED lighting
- WC
- 3 phase power
- Parking

Viewings

By appointment only

Terms

Available on a new lease for a term to be agreed



Viewing & Further Information



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