

To Let

Unit 8 Fairway Estate, Fairway Close, Hounslow, Middlesex, TW4 6BU

11,260 sq ft (1,046.09 sq m) GEA

- WAREHOUSE / INDUSTRIAL UNIT - WITH SHARED SECURE YARD
- 5m eaves height
- Loading door
- 25 parking spaces
- Offices at ground & first floor



Location

The Fairway Estate is situated within the prime Heathrow market fronting Green Lane, Hounslow, the connecting road between the A312, The Causeway and the A315, Staines Road, Heathrow Airport is approximately 1 mile whilst the M3 & M4 motorways are within 4 miles. Feltham town centre and Hounslow town centre are within easy reach and provide for retail and banking facilities. Feltham railway station is approximately 1.5 miles and Hatton Cross Tube (Piccadilly) and Hounslow West Tube (Piccadilly) are within 2 miles.

Description

A semi detached warehouse unit fronting Fairway Close totalling 11,260 sq ft (gross external area). The building is of portal frame construction with part brick and part metal cladding elevations. Offices are provided at first floor whilst currently the ground floor includes offices and a trade counter area. Male and female toilets are provided as well as a kitchen area on the first floor. Loading is via a single door and approximately 25 parking spaces are provided.

Externally the yard will be fenced and secured as part of the refurbishment.

Accommodation

The unit comprises the following gross external areas:-

AREAS	SQ FT	SQ M
Ground Floor	10,294	956.40
First Floor	966	89.70
Total	11,260	1,046.10

Amenities

- Secure shared yard
- 25 parking spaces
- 5m eaves height
- Portal frame
- Male and female toilets
- 3 phase power
- Gas supply
- Lighting throughout
- Offices on first floor

Terms

A new lease for a term to be agreed.

Legal Costs

Each party to be responsible for its legal costs.

EPC

Available upon request.

Rent

Available on Request

Business Rates

Interested parties are requested to make their own enquiries of Hounslow Borough Council Business Rates Department.



Contacts

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