

**UNIT 5  
INWOOD BUSINESS PARK  
WHITTON ROAD  
HOUNSLOW  
TW3 2EB**



**TO LET 3,254 SQ FT (302 SQM)  
WAREHOUSE/INDUSTRIAL UNIT**

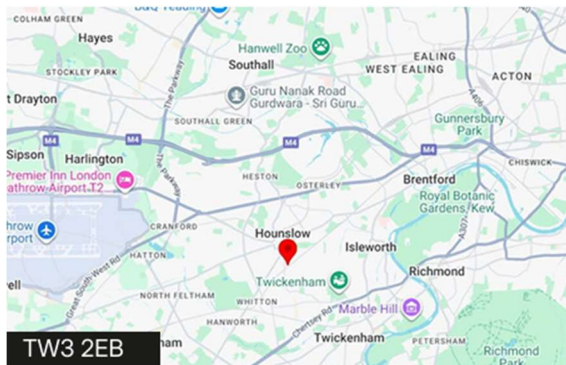
**12-14 Denman Street, London W1D 7HJ**  
**T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)**

## LOCATION

The unit is located on Inwood Business Park, Whitton Road adjacent to Hounslow Mainline Station and within 2 miles of Hounslow Town Centre.

The M4 and M3 motorways are both within 5 miles and Heathrow Airport is approximately 4 miles away.

The town is served by a direct train line to London Waterloo with a journey time of approximately 40 minutes.



## DESCRIPTION

The property comprises a purpose-built mid terrace warehouse/industrial unit suitable for a variety of uses and benefiting from the following.

- Full height loading door
- 6.1m eaves
- Shared secure yard
- 3 phase power
- Ground and first floor offices
- Car parking
- To be refurbished

## TERMS

A new full repairing and insuring lease on terms to be agreed direct from the landlord.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse	237.74	2,559
Office/Ancillary	64.57	695
Store	19.72	212
<b>TOTAL</b>	<b>3,254</b>	<b>302.31</b>

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

## BUSINESS RATES

We understand the property has a Rateable Value of £32,750 however potential occupiers are recommended to make their own enquiries to Hounslow Borough Council

## LEGAL COSTS

Each party to bear their own legal costs in this matter.

## VIEWING

**Ed Thomason**  
M: 07818 065276  
E: [et@tlre.co.uk](mailto:et@tlre.co.uk)

**Paul Londra**  
M: 07779 269290  
E: [pl@tlre.co.uk](mailto:pl@tlre.co.uk)

Joint Agent:

Paul Flannery

07946422920 / [paulf@desouza.co.uk](mailto:paulf@desouza.co.uk)

**12-14 Denman Street, London W1D 7HJ**  
T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)