



UNIT 4, CHERRYWELL HOUSE, TAMIAN WAY, HOUNSLOW, TW4 6BL

SUMMARY

Industrial unit in west London

5m floor to slab height

Ground floor warehouse with First floor storage

Second floor has been fitted as an office but can be used as storage

Kitchenette facilities

Total approximate area of 5,492.3 sqft

Rental offers in excess of £80,000 Per Annum

DESCRIPTION

The unit comprises of a ground floor warehouse with storage on first floor and offices on the second floor. The industrial accommodation is at ground floor level with a floor to slab height of 5 metres.

The unit is situated just off Tamian way. The unit is situated within an industrial space shared with other warehouses/ units.

ACCOMODATION

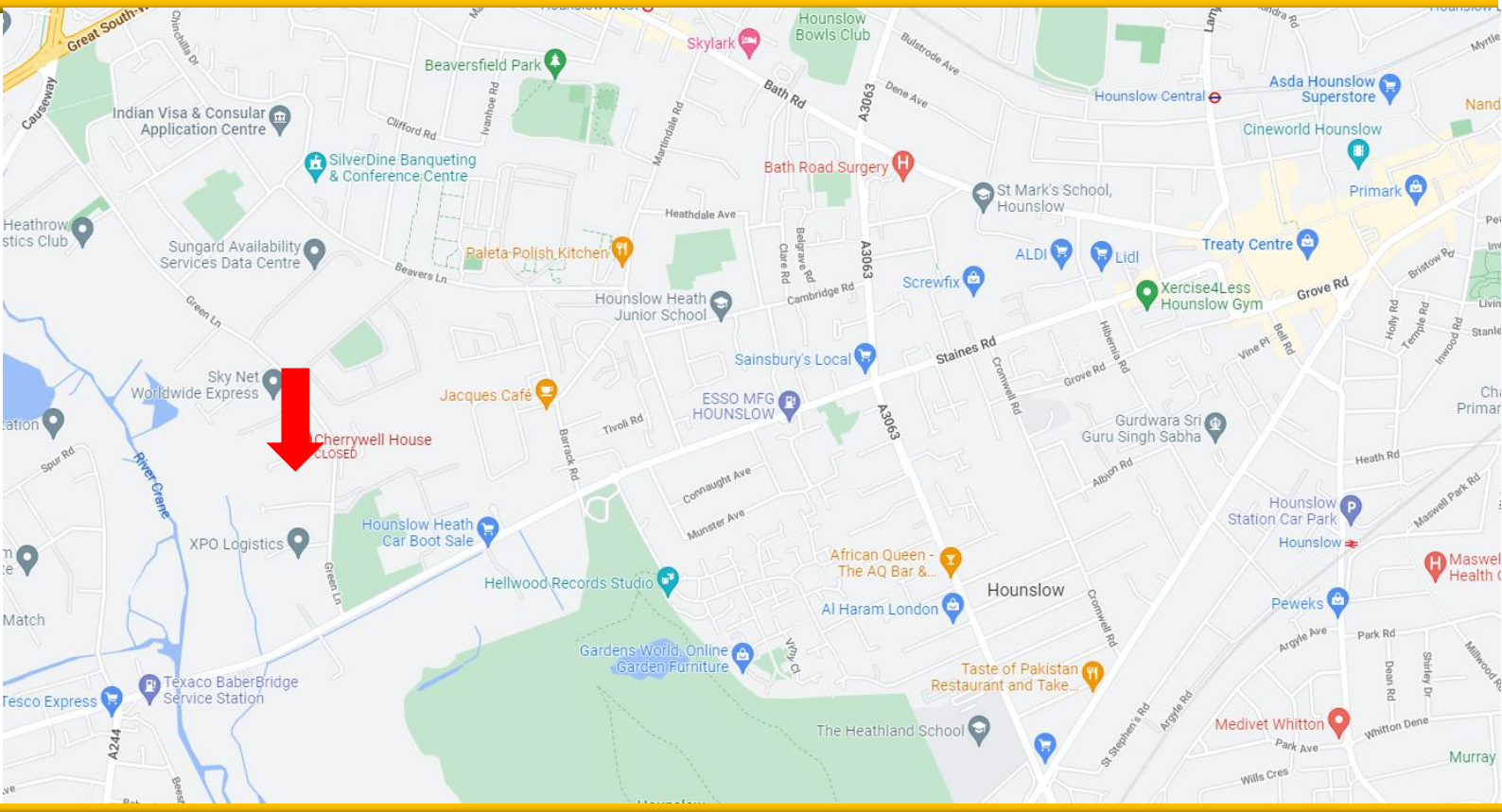
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground Floor	Warehouse	289.99	3,120.3
First Floor	Storage	110.86	1,192.8
Second Floor	Office / Storage	109.59	1179.2
	TOTAL	510.4 sqm	5,492.3 sqft

LOCATION

Cherrywell House is located to the front of Tamian Way visible onto Green Lane, Hounslow.

The building is located on the western edge of Hounslow and is in close proximity to Heathrow Airport. Excellent road connections serve the property providing easy access to the M25 and M4. Hounslow West & Hatton Cross underground stations (both Piccadilly line) are 1.6 and 1.9 miles away, respectively.



TENURE

Leasehold

Rental offers in excess of £80,000 Per Annum

VAT

To be confirmed

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500

E-mail: ankur@monarchcommercial.co.uk

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