

For Sale



Secure freehold warehouse building with secure yard

Unit 3C, Tamian Way, Hounslow, TW4 6BL

9,802 sq. ft. (910.6 sq m)



OF INTEREST TO OWNER OCCUPIERS & INVESTORS

- Rare Freehold Opportunity
- Extremely Secure premises
- Close proximity to Heathrow Airport
- Excellent road connections providing ease of access to the M25 and M4
- Three Phase Power

LOCATION

The property is located on the western edge of Hounslow directly in between Staines Road and the Great South-West Road and accessed off Green Lane.

The property is in close proximity to Heathrow Airport. The location offers excellent access to all passenger terminals as well as the Cargo Terminal.

With great access to major roads such as the M4, Great South-West Road (A30) and the M25 the location creates easy access to Central London and the national motorway network.

The property is 1.4 miles west of Hounslow West Station (Piccadilly Line) and 1.7 miles to the south east of Hatton Cross Station (Piccadilly Line).

ACCOMMODATION

Areas are measured on a GEA basis.

	Sq. Ft.	Sq. M.
Warehouse	9,343	868
Ground Floor Offices	459	42.6
Total	9,802	910.6

EPC

C 56

TERMS

Freehold quoting terms available on request

RATEABLE VALUE

Rateable Value: £110,000 (This may need to be reassessed)

For further details please contact:



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DESCRIPTION

The property comprises of a single storey industrial/warehouse building generally of steel frame construction with reinforced walls, roof and floor. A secure yard to the front boasts a military grade gate installed due to former tenants use. There is a swift electric security roller shutter door and external lighting to the property.

The property has a clear internal height of 3.83m rising to 7.45m at apex. There is a mounted heater in one corner of the unit (not tested).

USE

The property falls within the use Class B8.
Planning Ref: 01316/C3/P1
London Borough of Hounslow Planning Portal



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