

UNIT
2

Refurbished industrial / trade counter unit
located on an established industrial estate

9,919 SQ FT (921.5 SQ M)



TO LET



HEATHLANDS

INDUSTRIAL ESTATE

HEATHLANDS CLOSE

TWICKENHAM TW1 4BP





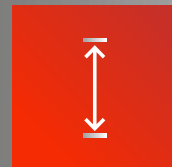
ACCOMMODATION

FLOOR	SQ M	SQ FT
Warehouse	554.9	5,973
Ground and first floor offices	366.6	3,946
TOTAL (GIA approx)	921.5	9,919

DESCRIPTION

Unit 2 is of steel portal frame construction with majority brick / block work elevations under a pitched roof. The unit is of regular configuration and benefits from 5.2m minimum height, 1 electric loading door, large service yard, 23 parking spaces, kitchen, and shower facilities.

The unit comprises part fitted offices with a kitchenette and part storage at first floor. Ground floor undercroft allows for flexible fit out as additional offices, trade counter, low height production / storage or welfare.



5.2m minimum height



1 x electric loading door



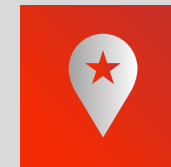
Warehouse LED lighting



First floor offices



23 car parking spaces



Close to Twickenham town centre



ALLIANT STADIUM

UNIT 2

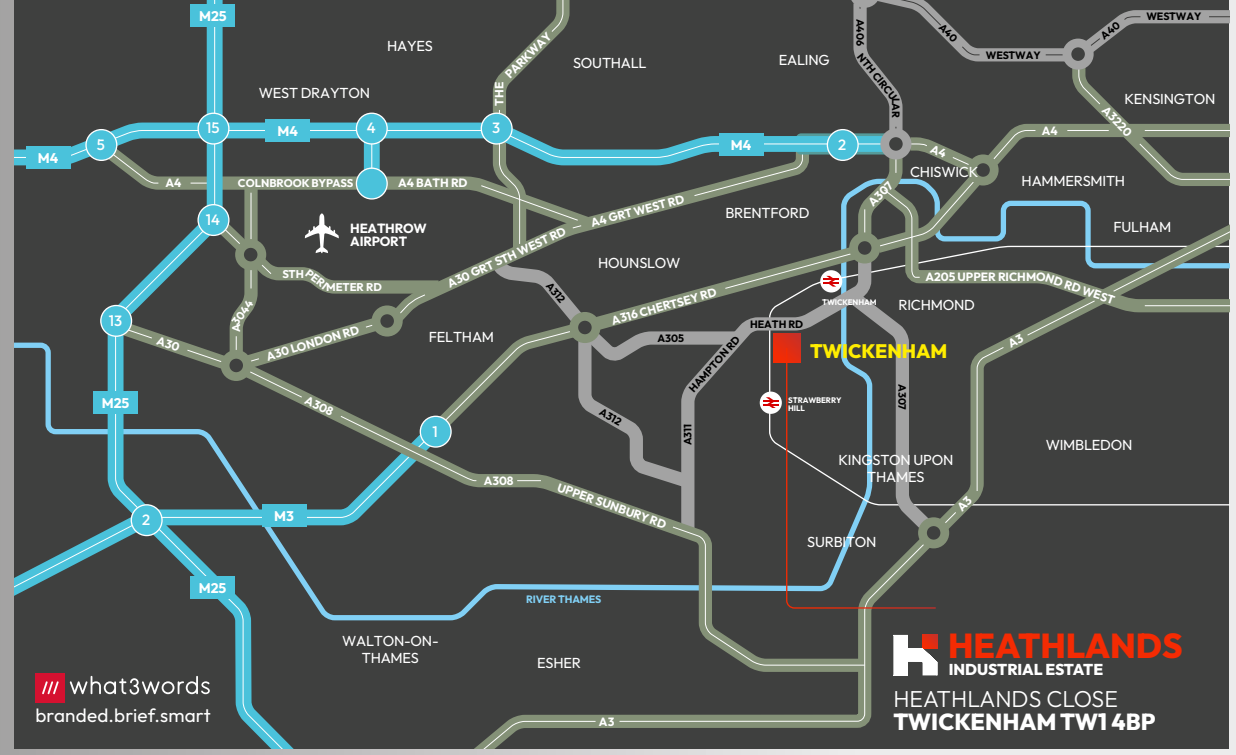
A305 HEATH ROAD

HEATH GARDENS

HEATHLANDS CLOSE

HEATHLANDS
INDUSTRIAL ESTATE

Estate occupiers include:



what3words
branded.brief.smart

HEATHLANDS
INDUSTRIAL ESTATE
HEATHLANDS CLOSE
TWICKENHAM TW1 4BP

LOCATION

Heathlands Industrial Estate is located on the south side of A305 (Heath Road), close to Twickenham Town Centre. The A316 leading to the M3 is 1 mile to the west. The property lies 2 miles from Richmond, 2 miles from Kingston Upon Thames and 11 miles from Central London.

Strawberry Hill and Twickenham train stations are both in close proximity and various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.

Knight Frank
020 7629 8171
KnightFrank.co.uk

LEWIS & CO
LEWISCO.CO.UK
020 3940 5561

logix
PROPERTY
020 3855 5790
logixproperty.com

Gus Haslam
gus.haslam@knightfrank.com
07885 596 877
Charlie Perkins
charlie.perkins@knightfrank.com
07974 366158

Alex Lewis
alex@lewisco.co.uk
07815 788 825
Billy Wright
billy@lewisco.co.uk
07791 997 399

John Pocock
john.pocock@logixproperty.com
07766 072273
Ben Rowe
ben.rowe@logixproperty.com
07841 460300

VIEWINGS

Strictly by appointment via the agents.

TERMS

A new FRI lease is available on terms to be agreed. Details upon request.

EPC

TBC.

RENT/BUSINESS RATES

On application.

PLANNING

The unit has a planning consent for light industrial buildings dated 4th September 1981. Condition D states that no work shall be carried out on any Sunday or Bank Holidays, nor between the hours of 6pm and 8am on any other day with the exception of Saturday, when no work shall take place after 1pm.

LEGAL FEES

Each party to bear their own costs.

These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. May 2026.