

Units 52, 53 & 54 Waterside Trading Centre
Trumpers Way, Hanwell, W7 2QD

**Two-Storey Industrial /
Warehouse Units**

12,304 sq ft

(1,143.08 sq m)

- Max eaves 3.78m on the ground floor & 4.2m on the first floor
- Allocated parking spaces
- 2x Roller shutter doors
- Generous loading bay
- 3 Phase power & gas
- Welfare facilities
- Ancillary office accommodation
- Close proximity of Boston Manor Station (Piccadilly Line)

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Summary

Available Size	12,304 sq ft
Price	£2,700,000
Business Rates	Interested parties are advised to contact the Local Authority.
Service Charge	Approx. £3,401.08 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Waterside Trading Centre is an established industrial estate comprising a variety of business units, located directly off Trumplers Way, which is to the south-west of Boston Road (A3002) in Hanwell, W7. The A4020 Uxbridge Road is approximately ½ mile to the north and the A4 Great West Road is approximately 2 miles away to the south.

Travel Distances

A4 - 2.1 miles

A40 - 3.3 miles

M4 Junction 2 - 4 miles

M40 Junction 1 - 10.2 miles

M25 Junction 15 - 9.4 miles

Hanwell Overground Station - 1.2 miles

Boston Manor UG Station (Piccadilly Line) - 1.1 miles

Source: Google Maps

Description

The premises comprises two industrial / warehouse two storey business units which benefits from first floor storage and offices and open-plan ground floor storage.

Access is via 2x up and loading door serviced by a dedicated yard. The unit further benefits from 3 phase power, mains gas and benefits from allocated parking to the front elevation.

Tenure

Freehold.

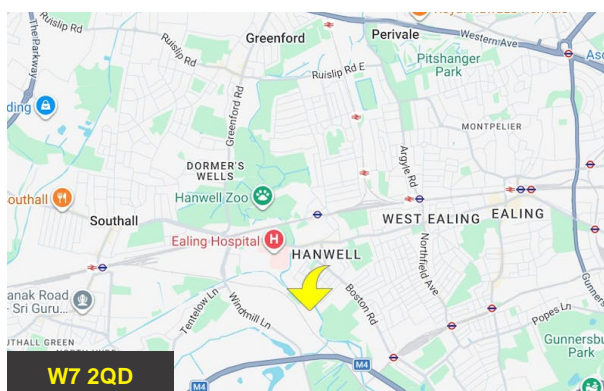
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	6,152	571.54
First Floor Offices	6,152	571.54
Total	12,304	1,143.08

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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