

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

SIZE 116.1SQ. M(1250 SQ. FT)GIA APPROX.

GROUND FLOOR, 129 HESTON ROAD, HOUNSLOW TW5 0RD



- GROUND FLOOR
BUSINESS PREMISES IN
NEW MIXED USE
DEVELOPMENT
- SHELL CONDITION
READY FOR TENANTS
FIT OUT
- PROMINENT LOCATION
- NEW LEASE AVAILABLE

www.snellers.com

020 8977 2204

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located in a prominent position on Heston Road (A3005) approximately 2.5 miles from Junction 3 of the M4 and approximately half a mile from the A4 Great West Road.

Heston Primary School is in close proximity and a local parade of shops opposite the property include a pharmacy, dental studio, convenience store, barbers and fast food outlet.

Metered parking for 2 hours is available opposite the property and there is unrestricted parking in surrounding residential roads.

DESCRIPTION

The property comprises the ground floor of this newly built mixed use property and is offered in a shell condition with 3 phase electricity and water supply, ready for a tenants fit out for their required use.

BUSINESS RATES

The premises have a current Rateable Value of £10,250. For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

TENURE

Available on a new lease for a term by arrangement.

RENT

£22,500 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: B33

A copy of the certificate is available upon request

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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