



Tenure

Freehold.

Location

Hanwell is a busy and densely populated suburb of West London which forms part of the London Borough of Ealing and is located approximately 7 miles west of Central London. Communications are excellent with the A4020 (Uxbridge Road) less than 1/3 mile to the south and the A40 (Western Avenue) within 2 miles to the north.

The property is situated within Boston Business Park, an established industrial area, which is approached via Trumpers Way and Boston Road (A3002), some 2 miles north-west of the M4 Motorway (Junction 2). Boston Manor and Northfields London Underground stations (Piccadilly Line) are both within 1 mile of the property. Occupiers close by include NILA and Skyline Roofing.

Description

The property is arranged on ground floor to provide three interconnecting industrial units. Units 1 and 3 benefit from part mezzanine floors providing office and storage accommodation (1). There is on-site parking for some 18 vehicles.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 105 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	S K Gossain & M Abouwakad	Ground Floor 210 sq m Mezzanine Floor 34.35 sq m 12 Car Parking Spaces	15 years from 14.09.2007 Rent review 2017 FR & I	£26,000 p.a.	Rent Review 2017
Units 2 & 3	S K Gossain & M Abouwakad	Ground Floor 306.40 sq m Mezzanine Floor (1) 45.90 sq m 6 Car Parking Spaces	Term of years from 06.04.2004 to 15.09.2022 FR & I	£26,500 p.a. (rent deposit of £6,609.38 held)	Reversion 2022
(1) Please note the mezzanine floor to the front of Unit 3 is a tenant's improvement.		Total (1) 596.65 sq m (6,422.5 sq ft)	Total £52,500 p.a.		

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor D O'Brien Esq, Solomon Taylor and Shaw. Tel: 020 7431 1912 e-mail: declan@solts.co.uk

London W7

Units 1, 2 & 3

Boston Business Park

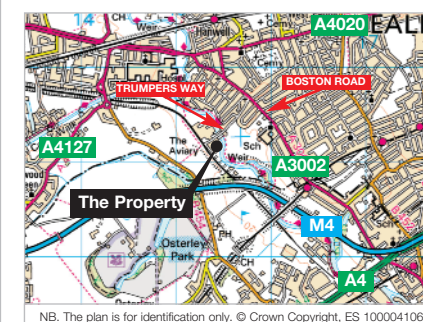
Trumpers Way

Hanwell

W7 2QA

- **Freehold Industrial Investment**
 - **Comprising 3 industrial units totalling 596.65 sq m (6,422.5 sq ft) (1)**
 - **Located approximately 2 miles from the M4 Motorway (Junction 2)**
 - **Rent Review 2017**
 - **Total Current Rents Reserved**
- ## £52,500 pa

SIX WEEK COMPLETION AVAILABLE



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