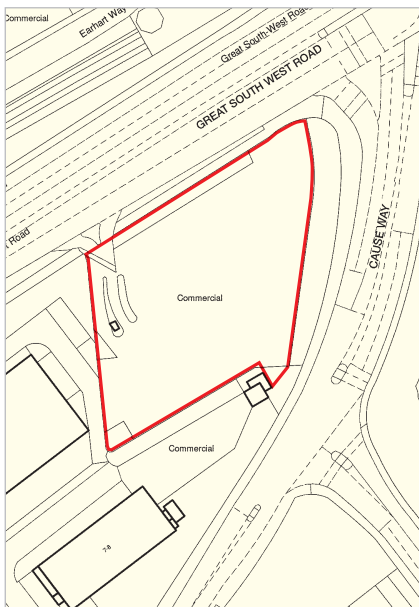


Hounslow DHL Car Park 150-152 Great South West Road Middlesex TW4 6JS

- **Freehold Car Park Investment and Potential Development Site**
- Entirely let to DHL International (UK) Ltd
- Within 2 miles of Heathrow Airport, adjacent to Segro's Vantage Scheme
- Comprises a site of 0.349 hectares (0.86 acres) providing car parking
- Reversion and Vacant Possession available 2019
- Current Rent Reserved

£150,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Hounslow is a densely populated West London residential suburb and destination shopping centre situated some 12 miles west of central London, adjacent to the A4 and M4 Motorway (Junction 3). Heathrow Airport is immediately to the west and the M25 Motorway (Junction 15) is 4 miles to the west. Hounslow also benefits from Underground services from Hounslow West, East and Central Stations (Piccadilly Line).

The property is situated on the A30 Great West Road at the junction with the A312, Causeway, adjacent to Vantage, a warehouse scheme being developed by Segro. The site lies within 2 miles of Heathrow Airport's main terminals.

Description

The property comprises a car parking site with administrative hut, providing parking for DHL's adjacent buildings. The site comprises circa 0.349 hectares (0.86 acres).

The site is accessed from the westbound carriageway of the A30 only.

Tenancy

The entire property is at present let to DHL INTERNATIONAL (UK) LTD for a term of years from 21st May 2011 expiring 1st March 2019 at a current rent of £150,000 per annum. The lease provides for a break clause in 2016 (not exercised) and contains full repairing and insuring covenants. Part of the site has been occupied by Directional Media, although there is no documentation in place.

The lease is outside the security provisions of the Landlord and Tenant Act 1954 part II.

Tenant Information

For the year ended 31st December 2015, DHL International (UK) Ltd reported a turnover of £711.138m, a pre-tax profit of £15.756m and a net worth of £75.663m. (Source: Experian 26.10.2016.)

Planning

The planning history includes hotel use, the established use is for the parking of private cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

We are advised an EPC is not required.

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 Dwywnwen Lewis, Trowers and Hamblins LLP. Tel: 0207 423 8182 e-mail: dlewis@trowers.com



Heathrow
Airport

A30 GREAT SOUTH WEST ROAD

The Property