

## London W7

### Units 1-3 Boston Business Park

### Trumpers Way

### Hanwell

### W7 2QA

#### Freehold Industrial Investment

- Comprises three industrial units totalling 596.65 sq m (6,423 sq ft)
- Located on established business park close to the M4 Motorway (Junction 2)
- Entirely let to M1 Automotive Limited until 2031 (no breaks)
- Rent Review 2021
- Current Rent Reserved

**£62,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### 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 are both some 1 mile from the property. Occupiers close by include Nila, JogPost and Weird Beard Brew Company, amongst others.

#### Description

The property is arranged on ground floor only to provide three interconnecting industrial units. Units 1 and 3 benefit from part mezzanine floors providing office and storage accommodation. Externally, the property benefits from on-site parking for some 18 cars.

The property provides the following accommodation and dimensions:

Unit 1 Ground Floor	210 sq m	(2,261 sq ft)
Unit 1 Mezzanine	34.35 sq m	(370 sq ft)
Unit 2 & 3 Ground Floor	306.40 sq m	(3,298 sq ft)
Unit 2 & 3 Mezzanine	45.90 sq m	(494 sq ft)
<b>Total</b>	<b>596.65 sq m</b>	<b>(6,423 sq ft)</b>

#### Tenancy

The entire property is at present let to M1 AUTOMOTIVE LIMITED for a term of 15 years from 3rd March 2016 at a current rent of £62,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

