

Refurbished industrial / trade counter unit
located on an established industrial estate

9,899 SQ FT (919.65 SQ M)

UNIT
1



TO LET

HEATHLANDS
INDUSTRIAL ESTATE
HEATHLANDS CLOSE
TWICKENHAM TW1 4BP





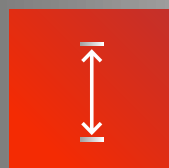
ACCOMMODATION

| FLOOR | SQ M | SQ FT |
|------------------------------|---------------|--------------|
| Ground – Warehouse/Ancillary | 744.34 | 8,012 |
| First – Offices | 88.35 | 951 |
| First – Storage Area | 86.96 | 936 |
| TOTAL (GIA approx) | 919.65 | 9,899 |

DESCRIPTION

Unit 1 is of steel portal frame construction with majority brick / block work elevations under a pitched roof. The unit is of regular configuration and benefits from 5.2m minimum height, 1 electric loading door, large service yard and 17 parking spaces.

The unit comprises part fitted offices with a kitchenette and part storage at first floor. Ground floor undercroft allows for flexible fit out as additional offices, trade counter, low height production / storage or welfare.



5.2m minimum height



1 x electric loading door



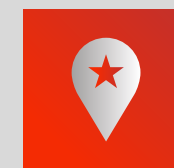
Warehouse LED lighting



First floor offices



17 car parking spaces



Close to Twickenham town centre



HEATHLANDS INDUSTRIAL ESTATE

Estate occupiers include:



Brewers
DECORATOR CENTRES



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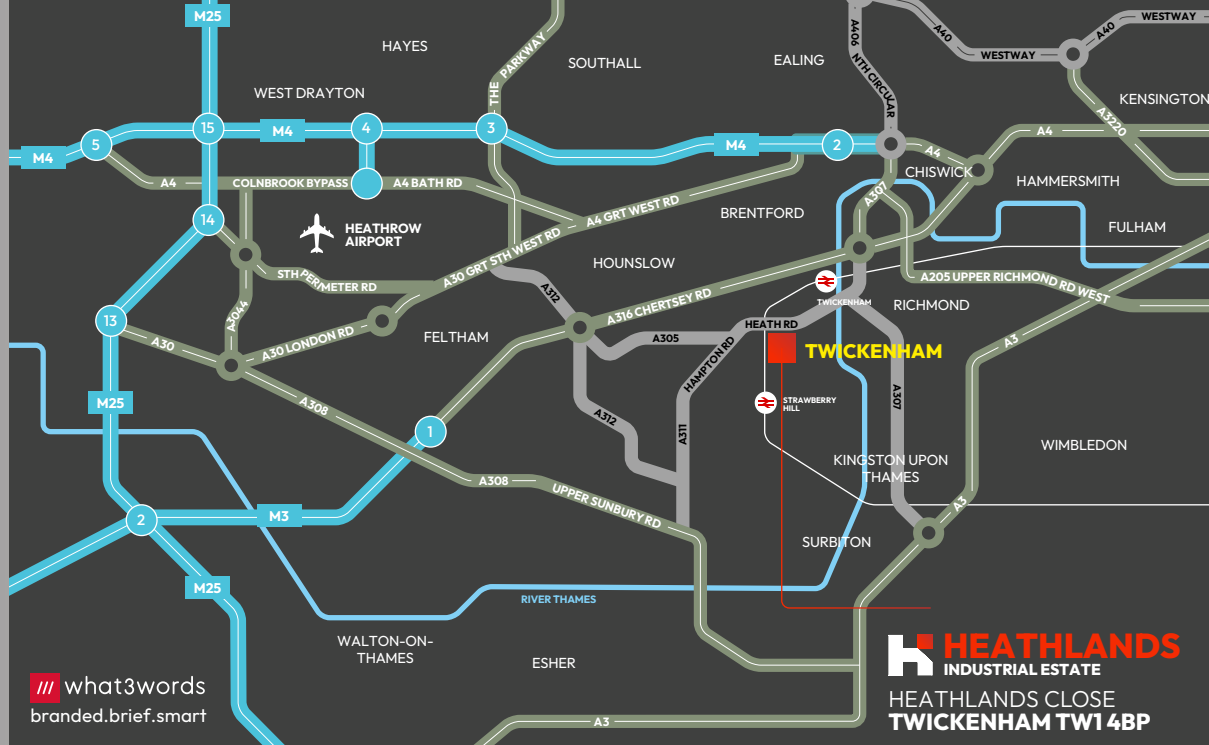
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Ben Rowe

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LOCATION

Heathlands Industrial Estate is located on the south side of A305 (Heath Road), close to Twickenham Town Centre. The A316 leading to the M3 is 1 mile to the west. The property lies 2 miles from Richmond, 2 miles from Kingston Upon Thames and 11 miles from Central London.

Strawberry Hill and Twickenham train stations are both in close proximity and various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.

VIEWINGS

Strictly by appointment via the agents.

TERMS

A new FRI lease is available on terms to be agreed. Details upon request.

EPC

TBC.

RENT/BUSINESS RATES

On application.

PLANNING

The unit has a planning consent for light industrial buildings dated 4th September 1981. Condition D states that no work shall be carried out on any Sunday or Bank Holidays, nor between the hours of 6pm and 8am on any other day with the exception of Saturday, when no work shall take place after 1pm.

LEGAL FEES

Each party to bear their own costs.

These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. September 2025.