

# Unit 6

Heathlands Industrial Estate, Heathlands Close  
TW1 4BP

UNIT TYPE Warehouse  
TOTAL AREA 2,313 Sq Ft / 215 Sq M  
RENT £5,000.00 PCM + VAT



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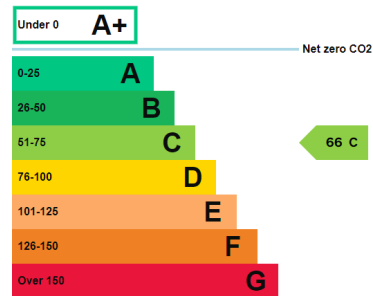
**RENT** £5,000.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting
- Office Space
- Parking
- Roller Shutter

## EPC RATING



## DESCRIPTION

Unit 6 provides fitted office space on the first floor and warehouse space on the ground floor. Access to the warehouse area is provided by a front loading door, which opens onto a large service yard with car parking.

The self-contained estate totals 1.73 acres and comprises an unbroken 10 unit light industrial/ trade estate which was constructed in the 1980s. The units are of steel portal frame construction with majority brick work elevations under pitched roofs.

## LOCATION

Heathlands Industrial Estate is located off Twickenham High Street, in the affluent London Borough of Richmond upon Thames. Strawberry Hill and Twickenham train stations are both in close proximity and various buses provide access to Hounslow, Staines, Heathrow, Hammersmith and Richmond.



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