

**TO LET – CAR PARK CLOSE TO HEATHROW AIRPORT
FOR CAR PARKING USE ONLY – NO OTHER BUSINESS USE**



**Car Park - Green Man Lane
Heathrow, Feltham, TW14 0QB**

**8,370 sq. ft.
(778 sq. m.)**

Car Park - Green Man Lane, Heathrow, Feltham, TW14 0QB

Location

The Land is situated in Green Man Lane, which is due south of A30 Great South West Road, and Heathrow airport.

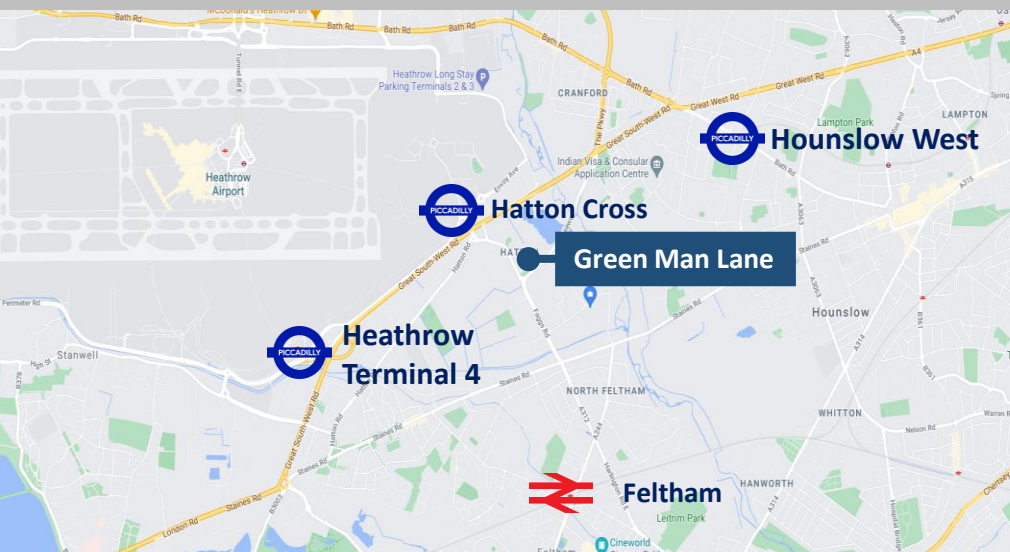
Hatton Cross Underground station (Piccadilly Line) is circa. 0.25 miles north, and Heathrow airport itself, is circa. 0.3 miles north: A312 Causeway is circa. 0.1 mile to the south.

Local amenities include a Tesco Superstore within circa 0.5 miles to the south, Hilton Gardens Inn Hotel to the north, and the Green Man Public House, circa. 100 yards to the east.

The Site

The car park is fenced and gated and has been leased in recent years by companies requiring car parking close to Heathrow Airport.

We have been advised that the site benefits from an electricity supply and lighting.



A4 – Great South West Road	0.2 miles
Heathrow Airport	0.3 miles
Heathrow Airport – Terminal 4	1.7 miles
M25 – Heathrow (Junction 14)	5.9 miles



Hatton Cross (Piccadilly)	0.3 miles
Feltham (British Mainline)	1.7 miles
Heathrow Terminal 4 (Piccadilly Line)	1.7 miles
Hounslow West (Piccadilly Line)	2.0 miles

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent: **£40,000 per annum inclusive of business rates.**

Business Rates

According to the Valuation Office Agency website, the rateable value of the site is £37,750. Approximate business rates payable 2023/24 = **£19,328 per annum.**

Business rates are subject to District Valuer appeal for reduction.

All applicants are advised to make their own enquires with the local billing authority.

VAT

Not applicable.

Use / Planning

The site can be used for car parking only – no other business use will be considered.

The site has been used as a car park for many years by companies seeking car parking in the Heathrow catchment area.

Legal Costs

Each party to bear their own legal costs.

Viewing

The site can be inspected externally without prior appointment.



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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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