

**TO LET/MAY SELL - BUSINESS UNIT WITH LOADING AND CAR PARKING**



**Unit 1, Ebury Business Centre,**  
**161-163 Staines Road, Hounslow, TW3 3JZ**

**6,598 sq. ft.**  
**(613.06 sq. m.)**



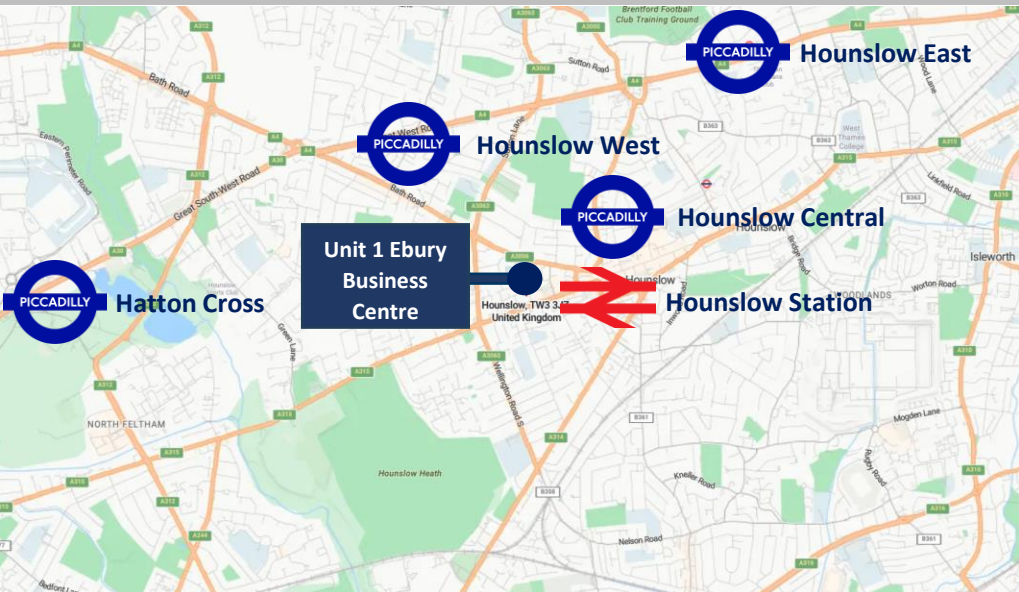
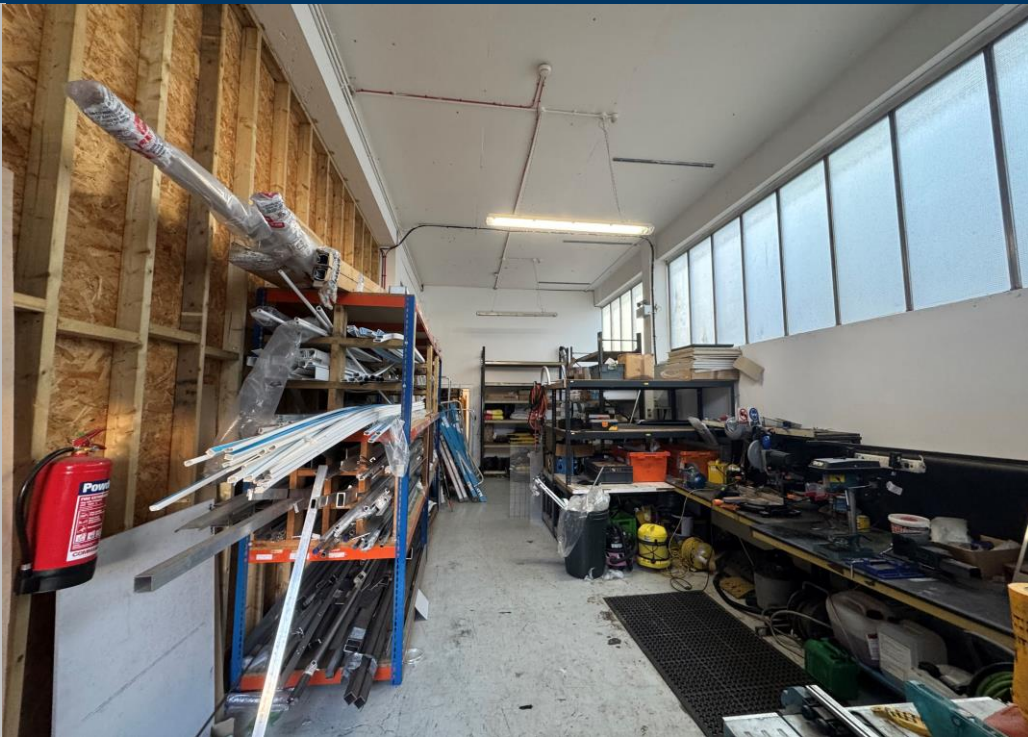
# Unit 1, Ebury Business Centre, 161-163 Staines Road, Hounslow, TW3 3JZ

## Location

Ebury Business Centre is situated on Staines Road, Hounslow, between Central London (approximately 11 miles to the East) and Heathrow Airport (approximately 3.5 miles to the West), within the London Borough of Hounslow.

Hounslow is an established Heathrow / West London location. The town centre offers a range of local amenities to include the Treaty Shopping Centre, cafes, supermarkets and various restaurants and public houses situated approximately 0.5 miles East of the subject property.

Hounslow Central (Piccadilly Line) and Hounslow British Rail Station are within walking distance, providing rail links to Heathrow Airport and Central London. There is a bus stop situated at the entrance of the site, serviced by the 110, 111 and the H28 buses which provides services to the surrounding area.



Hounslow Town Centre	0.7 miles
Great West Road (A4)	1.4 miles
Heathrow Airport	4.8 miles
M25 (Junction 15)	6.2 miles



Hounslow (British Mainline)	0.7 miles
Hounslow Central (Piccadilly)	0.7 miles
Hounslow West (Piccadilly)	1.0 miles
Hatton Cross (Piccadilly)	2.8 miles

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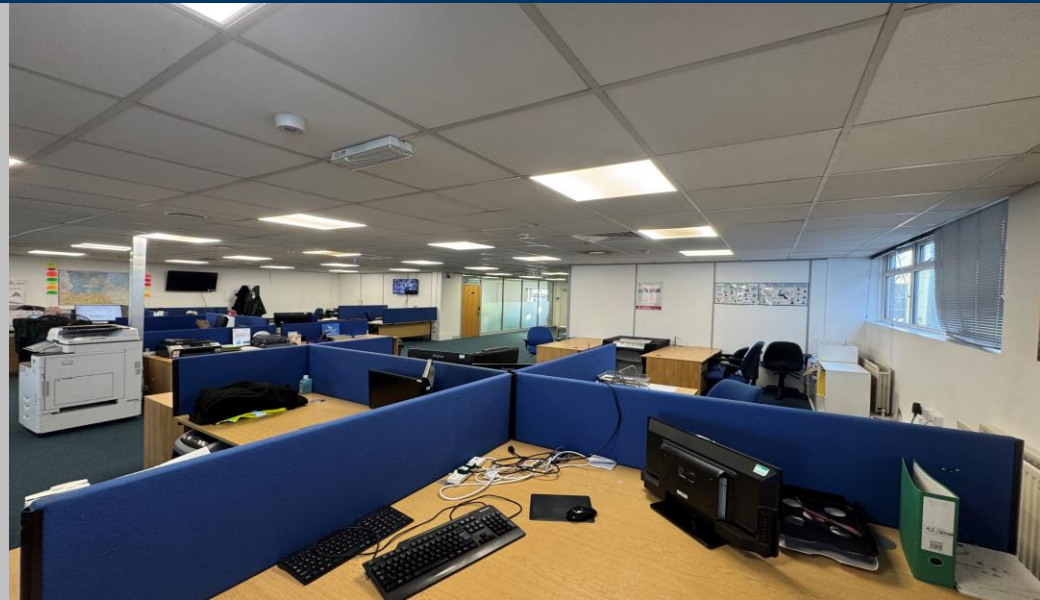
## The Property

Unit 1 comprises a purpose built, end of terrace 2 storey business unit. The property contains ground floor light industrial/storage space, a mezzanine WC and the first floor is office space.

## Accommodation

The property offers the following approximate gross internal accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	3,283	305.03
Mezzanine WC	32	3.0
First Floor	3,283	305.03
<b>TOTAL</b>	<b>6,598</b>	<b>613.06</b>



## Amenities

The property benefits from the following amenities:

- Eaves height of 4.6m on ground floor
- 4.2m x 3.6m up and over loading door
- Three phase power
- Strip lighting
- First floor offices with partition / meeting room
- Kitchen
- Separate male and female WCs
- 12 car parking spaces



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## Rent

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

**£106,000 + VAT per annum exclusive (c. £16.00 per sq. ft.).**

## Long Leasehold

The residue of our clients 999-year lease, along with a share of the freehold could be available to purchase at a guide price of offers in excess of **£1,500,000 + VAT**

## Business Rates

According to the Valuation Office Agency, the rateable value of this property is £59,500.

The rates payable for 2024/25 = approximately £32,487 per annum.

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

## Service Charge

A nominal estate service charge is applicable. Further details available from the agents.

## VAT

We have been advised that VAT is applicable.

## EPC

An EPC has been commissioned. Further details available from the agents.



## Viewing

Through prior arrangement with sole agent Vokins.

### 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. January 2025.

### 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.

**Jonty Torr**  
[j.torr@vokins.co.uk](mailto:j.torr@vokins.co.uk)  
**0208 400 8898**

**Nick Train**  
[n.train@vokins.co.uk](mailto:n.train@vokins.co.uk)  
**0208 400 8889**

