

**TO LEASE/ MAY SELL — EXISTING TIMBER / BUILDERS
MERCHANTS — WOULD CONSIDER OTHER EMPLOYMENT GENERATING USES**

236A Heston Road
Heston, TW5 0RH

**Site Area: 19,586 sq. ft.
(1,820 sq. m.)**

236A Heston Road, Heston, TW5 0RH

Location

The site is located immediately north of Heston centre. Vehicular access is via Walnut Tree Road, and there is pedestrian access to the site off Heston Road (A3005). The A4 Great West Road is circa 0.7 miles distant.

Hounslow Central is 1.2 miles away providing underground services via the piccadilly line to Heathrow Airport and Central London. Heathrow Airport is located 4.1 miles away and central London 11.7 miles away.

The Site

The site comprises of largely unsurfaced land, with a detached 2 storey office building, together with 3 covered open sided storage sheds. The site has been used for many years as a timber and builders’ merchants, with vehicular access via Walnut Tree Road and pedestrian access via Heston Road.

Floor Areas

Property	Sq. Ft. (Approx)	Sq. M. (Approx)
Office (GIA ground & first floor)	866	80.4
Middle Storage Block	1,534	142.5
Rear Storage Block	1,243	115.5
Covered Storage	342	31.8
Built Areas Subtotal	3,985	370.2
Open Storage Land Area	16,034	1,489.6
Overall Total	20,020	1,859.9



A4 – Great West Road	0.7 miles
Heathrow Airport	4.1 miles
Central London (via A316)	11.7 miles



Hounslow Central	1.2 miles
Hounslow West	1.3 miles
Osterley Station	1.3 miles
Southall Station	1.8 miles



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Lease

A new FRI lease is available for a term to be agreed. Either a lease on the whole site will be available, alternatively, a lease on part may be considered.

Rent £120,000 per annum exclusive for the entire site. Being £5.26 psf open storage, £7.87 psf covered open bay storage, and £13.75 psf offices.

Sale

The client may consider a sale of the site for commercial uses only. This would be by way of granting a new 125 year lease at a ground rental for commercial / business uses only. Further details upon application.

Business Rates

We are advised by the owner that the property is assessed as reference number 900100034979 with a current Rateable Value of £28,000, due to rise to £34,500 from 1 April 2026 in the Draft Revised Rating List. Applicants must make their own enquiries and satisfy themselves in respect of business rates liability.

EPC

The client is commissioning an EPC in respect of the property.

VAT

VAT is applicable.

Use

For many years, the property has been used as a sui-generis Timber / Builders Merchants. Alternative planning uses will be considered, subject to obtaining planning permission.



Viewing

Strictly through prior arrangements with sole agents 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. November 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.

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