

**FOR SALE**

**ROTEX HOUSE**

**HANWORTH TRADING ESTATE**

**FELTHAM, TW13 6EH**

**SNELLER**  
**COMMERCIAL**

**CHARTERED SURVEYORS**

[www.snellers.com](http://www.snellers.com)



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**SUBSTANTIAL 2 STOREY  
INDUSTRIAL UNIT WITH YARD**

**2144.13 sq.m (23,080 sq.ft) approx.**

**ANCILLARY OFFICES AND PARKING**

**CLOSE TO HEATHROW AND  
MOTORWAY NETWORK**

**RARE FREEHOLD OPPORTUNITY**

**POTENTIAL FOR ALTERNATIVE  
USES SUBJECT TO PLANNING**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness.

# Rotex House, Hanworth Trading Estate, Hampton Road West, Hanworth, Feltham TW13 6EH

## LOCATION

This property is located on the Hanworth Trading Estate, Hanworth, close to the junction of the A312 Hampton Road West. The A316 is within half a mile and connects with the M3 motorway with Heathrow Airport being approximately 5 miles distant. Local shops including Subway, Greggs, Londis and Moss the Chemist are situated nearby on Hampton Road West with the newly developed Feltham Town centre being within approximately 2 miles. Twickenham and Hounslow Town Centres are within approximately 3 miles.

## DESCRIPTION

Rotex House comprises a two storey industrial building with offices, car parking and a yard.

## ACCOMMODATION

2144 sq.m (23,080 sq.ft) approx.

Please note that at the quoting price approximately half of the yard area shown in the front photograph will be included in the sale. The total plot size is over half an acre and an OS plan is available on request.

## AMENITIES

Established location

Good road links and close to Heathrow

Economical

## TENURE

Freehold

## PRICE

£1.6 million (plus VAT)

## BUSINESS RATES

Interested parties are to make their own enquiries with Hounslow Borough Council.

## LEGAL COSTS

Each party are to pay their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment through Joint Sole Agents.

## CONTACT DETAILS

Tim Hodges (tim@snellers.com)

Glen Thompson (glen@snellers.com)

**020 8977 2204**

or our joint agents: Jones Lang LaSalle

Bridget Outtrim on 020 8759 4141

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \*  
ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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