

## PRELIMINARY DETAILS

# PRIME COMMERCIAL UNITS TO LET/ FOR SALE



**Prominent retail unit/s  
close to Hounslow  
Town Centre.**

**9-21 Bell Road,  
Hounslow, TW3 3NR.**

### Location:

Located on the ground floor of a prestigious mixed used development which will provide 127 residential apartments with ground floor commercial space.

Prominently, located on the corner of Bell Road and Grove Road in the heart of Hounslow. The properties would suit a number of uses including retail, restaurant or leisure.

Within walking distance of Hounslow Central Station and within a mile of Hounslow Train Station. Close to Hounslow centre with many restaurants, retailers, and offices.

### Description:

New build commercial accommodation with potential to be taken as one larger unit or available as up to four individual areas.

	Size	Rent	Price
Unit 1	1,873 sq ft	£47,000	£515,000
Unit 2	2,497 sq ft	£62,500	£690,000
Unit 3	2,917 sq ft	£72,500	£800,000
Unit 4	3,444 sq ft	£85,000	£950,000
<b>Total</b>	<b>10,731 sq ft</b>	<b>£267,000</b>	<b>£2,955,000</b>

### **Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



### Further Notes:

The units are currently under construction and will be handed over in shell and core condition.

### Lease:

New lease to be agreed.

### Long Leasehold:

Our clients would consider selling their long leasehold interest.

### Availability

Expected Summer 2023.

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or contact Bill Harrington on 01494 689 602 or email [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

Subject to Contract (May 22)

**Tel: 01494 677755**

Jaggard Macland LLP  
McBride House  
32 Penn Road  
Beaconsfield  
Bucks  
HP9 2FY

01494 677755  
[info@jaggardmacland.co.uk](mailto:info@jaggardmacland.co.uk)  
[www.jaggardmacland.co.uk](http://www.jaggardmacland.co.uk)



PRELIMINARY DETAILS  
**PRIME COMMERCIAL UNITS  
TO LET/ FOR SALE**



**Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Tel: 01494 677755**

Jaggard Macland LLP  
McBride House  
32 Penn Road  
Beaconsfield  
Bucks  
HP9 2FY

01494 677755  
info@jaggardmacland.co.uk  
www.jaggardmacland.co.uk

