

**34 Kingsley Road
Hounslow
TW3 1NS**



396 Sq. ft (36.08 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The unit is part of a terrace and is located on the western side of Kingsley Road in Hounslow close to the A315. Hounslow East Underground Station is a few minutes' walk, as is Hounslow High Street.

The town centre offers a variety of retailers and restaurants.

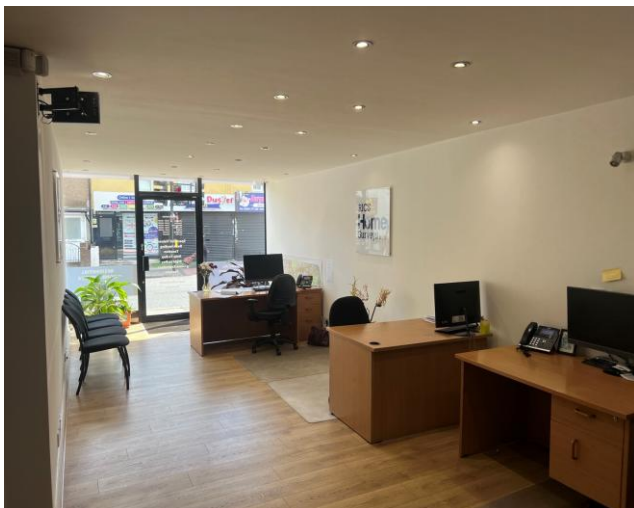
Description:

34 Kingsley Road is a self-contained unit arranged over the ground floor.

The unit is available in excellent condition.

Amenities:

- Gas central heating
- Laminate flooring
- Plastered walls and ceiling
- WC
- Kitchen
- Spot lighting
- Meeting room
- Under stairs storage
- Garden

**Accommodation:**

Floor	Sq Ft	Sq M
Ground	396	36.80
Total (Approx.)	396	36.80

Terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£32,500 per annum exclusive.

Business Rates:

The unit has a rateable value of £10,250 giving rates payable for 2026/27 of £3,915.50 per annum exclusive.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.



Energy Performance Certificate:

Upon application.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions.

We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

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Subject to Contract

May 2026

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