



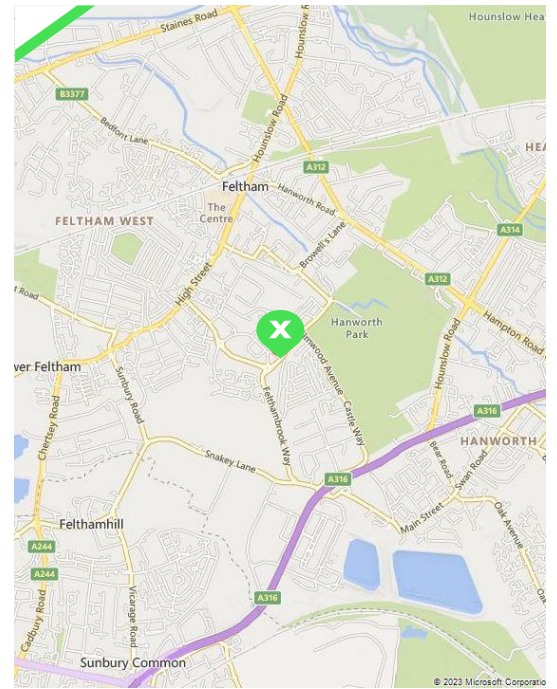
INDUSTRIAL WAREHOUSE UNIT - TO LET

UNIT 8 FELTHAMBROOK INDUSTRIAL ESTATE, FELTHAM, TW13 7DU

4,352 sq ft (404.3 sq m) - GEA

The unit comprises a modern steel truss frame industrial/ warehouse unit benefitting from ground and first floor offices. The unit has been refurbished and is ready to occupy.

- Electric loading door to the front of the unit
- 3 phase power
- 6.1m eaves
- Shared yard and circulation space
- 5 parking spaces
- 24 hour access



LOCATION

The property is located on Feltham Brook Way close to Feltham Town Centre and 3.9 miles South West of Heathrow' Airport. The premises are with walking distance of Feltham train station proving direct access to London Waterloo (29 mins) and benefit from quick and direct access to the M3 linking Central London and the M25 motorways.

Distances: (source - google maps)

M3 Junction 1	1.6 miles
M25 Junction 15	8.5 miles
M4 Junction 3	4.7 miles
Heathrow Airport	3.9 miles
Heathrow Cargo Terminal	4.4 miles

ACCOMODATION (APPROX) - GEA

UNIT	SQ FT	SQ M
Warehouse	3,665	340.5
First floor offices	687	63.8
TOTAL	4,352	404.3

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

C-66

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Rateable Value: £44,500

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

PARTNER

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SENIOR SURVEYOR

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