

**TO LET /
FOR SALE**

Prominently Located Warehouse

21,904 SQ FT (2,034.96 SQ M)

Colliers

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colliers.com/uk/industrial

7 & 11 Pier Road, Feltham, TW14 0TW

Key points:

- Extremely well-located industrial property in the heart of **North Feltham Trading Estate**
- Of interest to prospective tenants, owner occupiers, investors and developers
- Existing industrial accommodation totalling 21,904 sq ft
- Site area of **0.66 acres**
- Potential for redevelopment to create a high specification unit subject to planning
- Eaves height for 7 Pier Road **4.9m rising to 5.5m** and for 11 Pier Road **3.96m rising to 7.85m**
- Service yard to rear
- Access to unit via concertina and roller door shutter door
- Located close by to: A4 Great West Road (0.8 miles), A316/M3 (2.5 miles) and M25 Junction 13 (5.8 miles & Heathrow Airport (1.5 miles)



Contact Us

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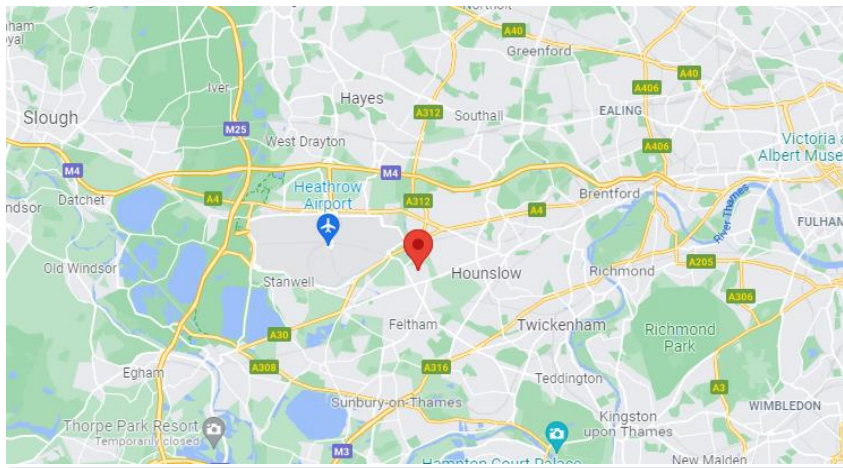
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POA



Location

The property is located within the well-established North Feltham Trading Estate on Pier Road, which is accessed off Central Way. Pier Road is a one-way estate road that leads into Heron Way and Spaceway offering access to both Causeway and Faggs Road.

Located approximately 9 miles west of Central London and 1.5 miles from Heathrow Airport, the property is well connected by road and offers easy access to the A4 Great West Road (0.8 miles), A316/M3 (2.5 miles) and M25 Junction 13 (5.8 miles).

Hatton Cross Underground Station (Piccadilly Line) is approximately 1 mile from the property. Feltham main line station is also approximately 1.3 miles away and provides regular trains to London Waterloo.

Description

The subject property comprises two adjoining 1960s factories including two and three storey offices to the front along with ancillary car parking.

Both buildings are currently interlinked via the offices and factory. There is a small service yard to the rear.

The factory accommodation comprises a steel truss frame, with solid concrete floors and brick elevations. The eaves height for 7 Pier Road is 4.9m rising to 5.5m and 11 Pier Road is 3.96m rising to 7.86m. Access for deliveries is via a concertina loading door to the side and a roller shutter door at the rear.

The office space comprises of a mixture of open plan and partitioned office space, along with WCs and a kitchenette. Additional internal areas include various mezzanine areas (non-structural) within the warehouse accommodation.

Business Rates

Interested parties are advised to make their own enquiries with the local Borough Council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Applicable

Energy Performance Rating

E-118

Planning

We understand that the property benefits from B2 use under the Town & Country Planning (Use Classes) Order 1987 and understand Class E and B8 planning would be acceptable uses however would recommend any interested parties make their own enquiries.

Terms

Available by way of a new lease on terms to be agreed or freehold.



AREAS (GIA)		
7 Pier Road		
	SQ FT	SQ M
Ground Floor Warehouse	10,202	947.82
Ground Floor Office / Ancillary	1,829	169.90
First Floor Office	1,829	169.90
First Floor Storage	887	82.36
Total	14,747	1,369.99
<i>Warehouse Mezzanine (excluded from total area)</i>	927	86.14
11 Pier Road		
	SQ FT	SQ M
Ground Floor Warehouse	4,451	413.53
Ground Floor Office / Ancillary	943	87.58
First Floor Office	882	81.93
Second Floor Office	882	81.93
Total	7,158	664.97
<i>Warehouse Mezzanine (excluded from total area)</i>	637	59.20
Combined Total 7 & 11 Pier Road	21,904	2,034.96



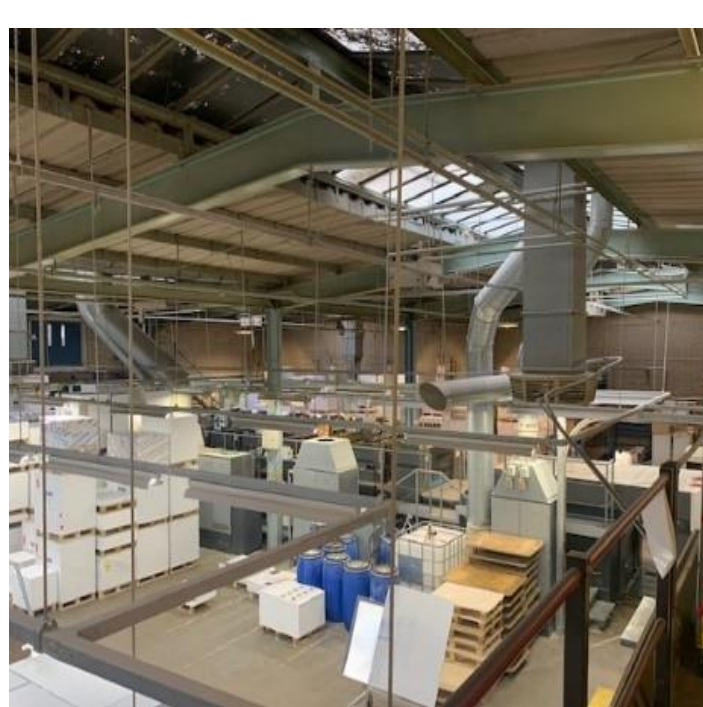
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ANTI MONEY LAUNDERING
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/Lessee.



Outline for indicative purposes only



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