

# Warehouse / Industrial Unit



01895 813344  
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**TO LET**

**1,083 SQ FT  
(100.6 SQ M)**

**Unit 11, Maple Industrial Estate**  
**Maple Way, Feltham, TW13 7AW**

**Key points:**

- 4.17m eaves
- 1 x up and over roller shutter door
- 1 x loading bays
- Allocated parking
- WC facilities
- LED lighting
- Concrete floor
- 24/7 access on a secure estate



**Contact Us**

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**Joint agents:**

**Telsar Ltd**

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# Unit 11, Maple Industrial Estate, Feltham

## Description

The unit is due to undergo a light refurbishment and is a steel truss frame warehouses with a pitched roof.

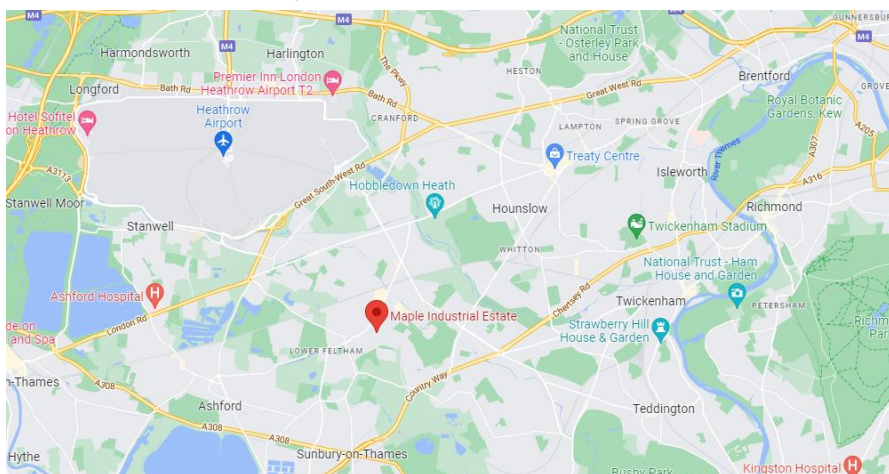
The unit has its own up-and-over loading door with a loading bay and allocated parking.

## Location

Maple Industrial Estate is located off Feltham High Street (A244). Country Way (A316) is approximately 1 mile from the estate which in turn is within two miles of the M3 at Junction 1.

The estate is also accessible to the Heathrow Airport (3.1 miles) and the M25 (6.3 miles).

There are also a number of bus routes nearby and Feltham train station is located half a mile away.



## Rent

£34,114.5 pa

## Service Charge

£4,000 per annum (approx.)

## Energy Performance Rating

EPC rating available upon request.

## VAT

All prices and other costs quoted exclusive of VAT.

## Business Rates

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

## Legal Costs

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

## Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

The Colliers logo, featuring the word 'Colliers' in a white serif font on a dark blue background, with a yellow and red horizontal bar below it.

## Disclaimer

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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.