

FOR SALE

**RARE FREEHOLD WAREHOUSE AVAILABLE WITH
VACANT POSSESSION IN PRIME HEATHROW LOCATION**



**Unit B, Pier Road, North Feltham
Trading Estate, Feltham, TW14 0TW**

**8,867 SQ. FT.
(823.6 SQ.M.)**

Unit B, Pier Road, North Feltham Trading Estate, Feltham, TW14 0TW

Location

The property is situated on Pier Road, which is off Central Way, on the North Feltham Trading Estate. The property is approximately 9 miles west of Central London and 1.5 miles from Heathrow Airport.

Both Feltham and Hounslow town centres are located approximately 2 miles distance from the property.

London underground stations are approximately 1 mile from the premises, being Hatton Cross (Piccadilly Line). Feltham main line station is approximately 1.3 miles away, providing regular trains to London Waterloo.

There are also good road links to Central London via the M4 Motorway which itself provides access to the M25 and national motorway network.



A4 – Great South- West Road	0.8 miles
Heathrow Airport	1.5 miles
A316 / M3	2.5 miles
M25 – Junction 13	5.8 miles



Hatton Cross (Piccadilly Line)	1.0 mile
Feltham (British Mainline)	1.3 miles
Heathrow Terminal 4 (Piccadilly)	2.4 miles



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The Property

Unit B comprises ground floor warehouse / production space with office accommodation over ground and first floors, set on a site area of c. 0.37 acres.

The property benefits from 2 loading doors, 12 car parking spaces /loading area, a storage mezzanine, air conditioned offices over ground and first floors, 3 phase power and additional power supply, CAT II lighting, kitchen and WC's.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Unit B	Sq. Ft.	Sq. M.
Ground Floor Warehouse	6,512	605.0
Ground Floor Offices	1,177	109.3
First Floor Offices	1,177	109.3
TOTAL	8,867	823.6

In addition, there is a mezzanine of approximately 2,571 sq. ft. (238.9 sq. m.).



Amenities

- Minimum 2.5m eaves rising to 5.9m in the apex
- 2 loading doors
- Storage mezzanine
- 3 phase power and additional supply
- CAT II / strip lighting
- Offices on ground and first floors
- Kitchen
- WCs
- 12 car parking spaces / loading area



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Freehold

Guide Price: offers in excess of £2,600,000 (OIEO Two Million Six Hundred Thousand Pounds)

Business Rates

According to the Valuation Office Agency, the rateable value of this property is £75,500.

The rates payable for 2023/24 = approximately £38,656 per annum.

All applicants are advised to make their own enquiries with the local billing authority.

Service Charge

Not applicable



Use

B1, B2 and B8 use classes.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: C (61).

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Red line for illustrative purposes only



Please contact the joint sole agents for further information or viewings:

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Misrepresentation Act 1967
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