

TO LET MEZZANINE STORAGE IN PRIME HEATHROW
LOCATION AVAILABLE ON ECONOMIC TERMS

STORAGE USE ONLY



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

**1,120 SQ. FT.
104.1 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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Property

1st floor mezzanine storage available for short-term letting. Access available with forklift. Storage area to be fenced off and secured.

Size

1,120 Sq. ft. – (See highlighted area for reference)

Leasehold

A new IRI is available for a term to be agreed.

Rent:

£15,000 per annum exclusive. (C. £13.39 per sq. ft.)

Business Rates

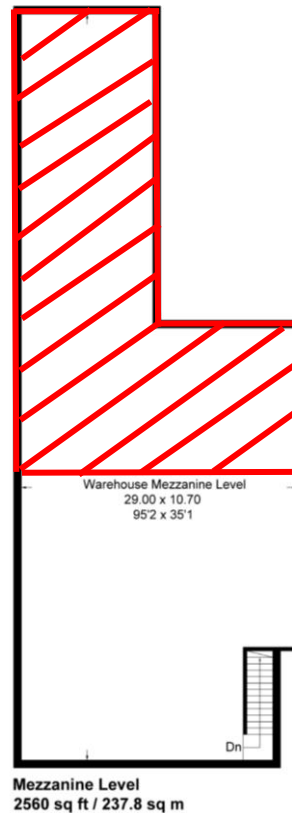
The landlord has advised that business rates are not applicable.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs



Please contact the sole agents
for further information or viewings:

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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.