

# TO LET | INDUSTRIAL/WAREHOUSE UNIT

5,365 sq ft (498.40 sq m)

UNIT 4 MARLIN PARK, CENTRAL WAY, NORTH FELTHAM TRADING ESTATE, FELTHAM TW14 0AN.



- Mid terrace Industrial/warehouse
- Single loading door
- Three phase power
- Allocated parking spaces
- 7.5m eaves height
- Close to BR station
- 24 hour access

**DE SOUZA**

COMMERCIAL PROPERTY CONSULTANTS

## Location

Unit 4 Marlin Park is situated on the North Feltham Trading Estate in Central Way, close to its junction with Faggs Road (A312) and within 2 miles of Heathrow Terminal 4. The M4 Motorway (Junction 3) is approx 2 miles distant providing access Central London and The West. Hatton Cross underground station (Piccadilly Line) is within a mile and an approx. 15 min walk. A Tesco Superstore is also within a short walk (approx. 3 mins).



## Description

The premises comprise a modern mid terrace warehouse/industrial unit of steel portal frame construction with offices at first floor level.

The warehouse benefits from an eave's height of approximately 7.5m, up and over loading door, lighting, three phase power. The office area is fully fitted and includes a tea station and W/C facilities.

There is a forecourt and parking area to the front of the unit.

## Floor Areas (Gross Internal)

	Sq Ft	Sq m
Warehouse inc reception area	4,318	401.12
First floor office	1,047	97.28
<b>Total</b>	<b>5,365</b>	<b>498.40</b>

## Amenities

- Up and over loading Door
- 24 Hour access
- First floor offices
- Parking
- WC's
- Tea station
- Three phase power
- EPC- C

## Terms

A new full repairing and insuring lease for a terms to be agreed.

## Rent

Upon application

## Viewing

Strictly by appointment only.

**Simon Cressey**

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**For more information or to arrange a viewing contact:**

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