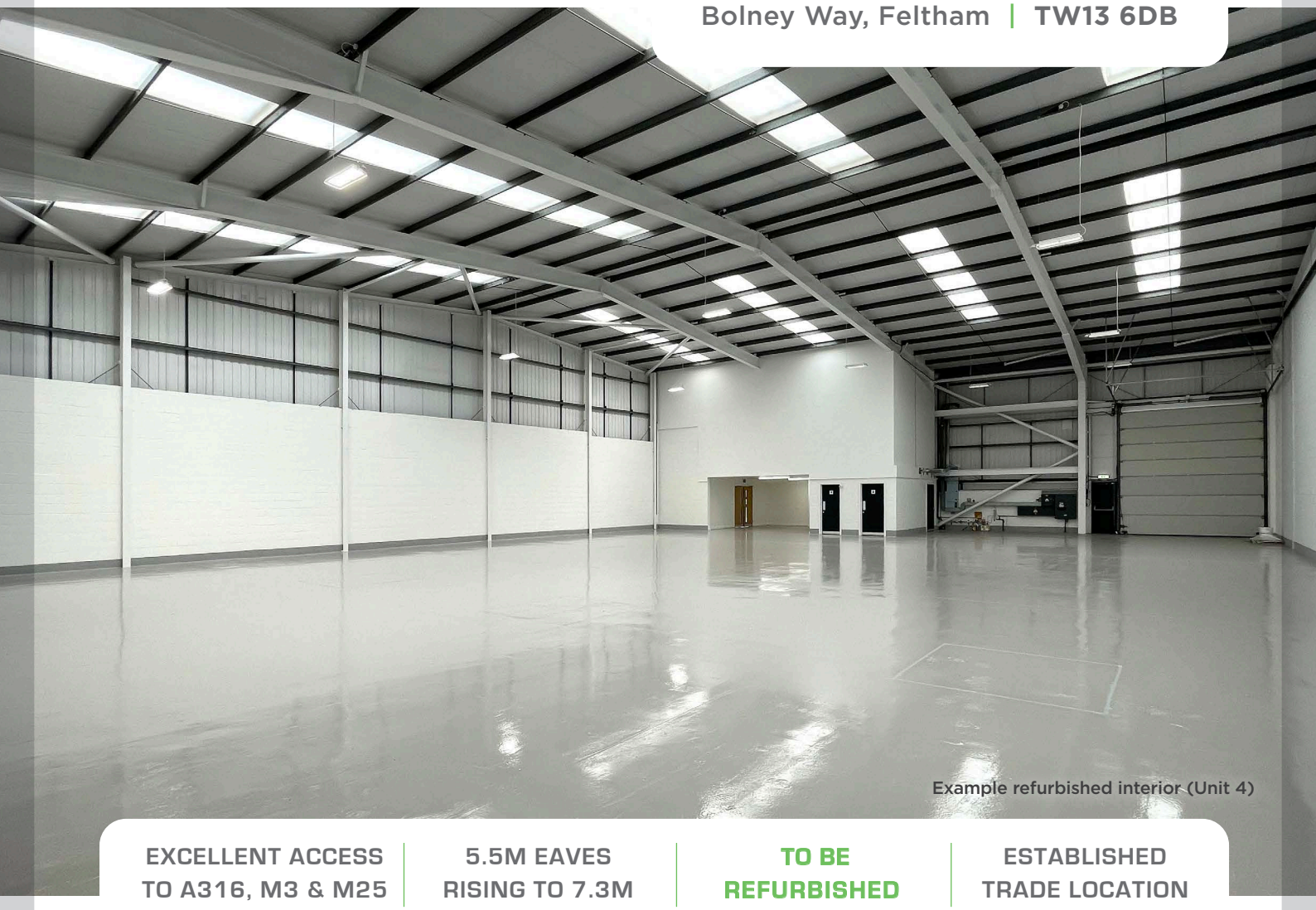
UNIT 8

HAMPTON BUSINESS PARK

Bolney Way, Feltham | TW13 6DB



Example refurbished interior (Unit 4)

EXCELLENT ACCESS TO A316, M3 & M25 | 5.5M EAVES RISING TO 7.3M | **TO BE REFURBISHED** | ESTABLISHED TRADE LOCATION

7,524 sq ft (699 sq m)

INDUSTRIAL, WAREHOUSE OR TRADE COUNTER UNIT

WITH ROADSIDE PROMINENCE FRONTING THE BUSY HAMPTON ROAD WEST (A312)

TO LET

LOCATION

Unit 8, which is to be refurbished, is located within the established Hampton Business Park. It is situated just off the A316 (Chertsey Road) which runs between the A4 at Chiswick and Junction 1 of the M3, the units therefore benefit from excellent access to the M3, M25 and national motorway network. The A316 also provides for direct access to the A4 and its links to Central London and the M4 westbound.

DESCRIPTION

Hampton Business Park comprises a terrace of industrial/ trade units of steel portal frame construction. The unit is due to undergo a comprehensive refurbishment by the landlord, including improvements to the building fabric and overall specification, offering occupiers refurbished, high-quality industrial accommodation ready for occupation.

OCCUPIERS

Occupiers on Hampton Business Park and nearby include Howdens Joinery, Screwfix, Toolstation, Dulux and Selco.







SPECIFICATION

- 5.5M RISING TO 7.3M EAVES
- ESTABLISHED TRADE LOCATION
- ELECTRIC UP AND OVER LOADING DOOR
- 6 PARKING SPACES
- FIRST FLOOR FITTED OFFICES
- KITCHENETTE FACILITY



SAT NAV: **TW13 6DB**

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TERMS

The accommodation is available on a new full repairing and insuring lease direct from the Landlord.

SERVICE CHARGE

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

ACCOMMODATION

The approximate gross external floor area is set out below:

	sq ft	sq m
Ground Floor Warehouse	6,566	610
First Floor Offices	958	89
TOTAL (GEA)	**7,524**	**699**

EPC

This property has been graded as C (74).

BUSINESS RATES

Upon enquiry.

VIEWING & FURTHER INFORMATION

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Designed by: Ovation Creative Ltd, +44 (0)7889 982136