

Warehouse premises with two loading doors  
and a large shared secured rear yard in close  
proximity to M3, M4 & Heathrow Airport

**5,021 sq ft** (466.47 sq m)  
**TO LET**  
**NOW REFURBISHED**

**READY  
FOR  
OCCUPATION**



**11**

**Mount Road Industrial Estate**  
**FELTHAM, TW13 6AR**



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5,021 sq ft (466.47 sq m)

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## Summary



3 Phase Electricity



First floor offices

4m eaves rising to  
6m at apex

Large shared yard

Two loading doors with  
side and rear loading

Parking for 10 cars

## Description

Unit 11 is a semi-detached unit of steel portal frame construction with profile clad / brick elevations beneath a single pitched roof arranged over ground and 1st floors. The unit benefits from FF offices, an open plan warehouse with both side and rear loading, with forecourt parking to the front of the building and a large shared secure yard to the rear.

## Location

Mount Road Industrial Estate is located just off the A312 Hampton Road West in Feltham. The A312 provides access to Heathrow Airport, A30, A4, M4 J4, M25 J15 and A40 to the north. The A316 Chertsey Road provides access to Central and south west London to the south via the M3 J1. The estate is therefore well located to serve both Heathrow Airport and West London. Mount Road forms part of a well-established industrial, trade and retail area to the south of Feltham town centre.

Occupiers on the estate and nearby include:

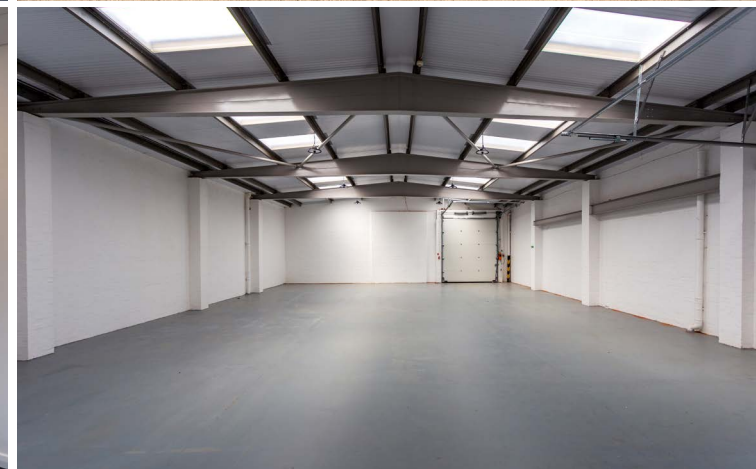
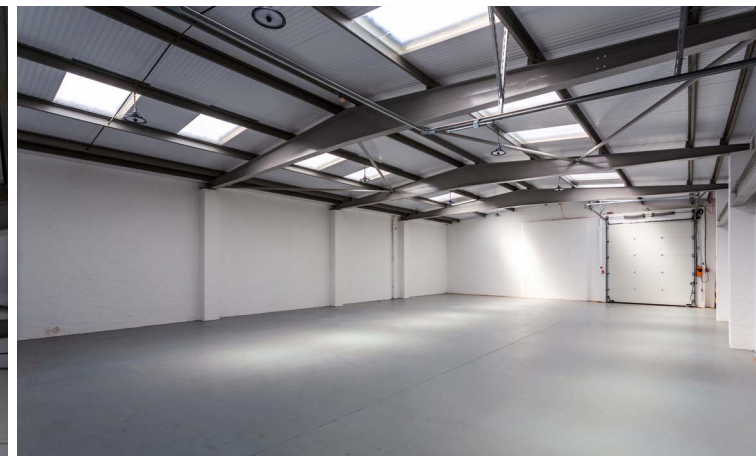
**HOWDENS**  
JOINERY CO.**SCREWFIX****TOOLSTATION****SHURGARD**

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### Specification

	New insulated roof with Max U value 0.18W/m2k		New profile cladding to external elevations		Newly decorated
	Includes triple skin roof lights (10%)		Solar panels		22m yard depth
	2 new insulated sectional up and over loading doors		A/C to office area		Double glazed windows
	New LED warehouse lighting		New LED lighting to suspended ceiling		EPC 'B'

### Accommodation

Comprising the following Gross External (GEA) Floor Areas:

Description	Sq Ft	Sq M
Ground Floor	3,941	366.13
First Floor	1,080	100.34
<b>TOTAL</b>	<b>5,021*</b>	<b>466.47</b>

\*A further 3,128 sqft is also available adjacent to the property.

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### Terms

Unit 11 is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

### Viewings & Further Information

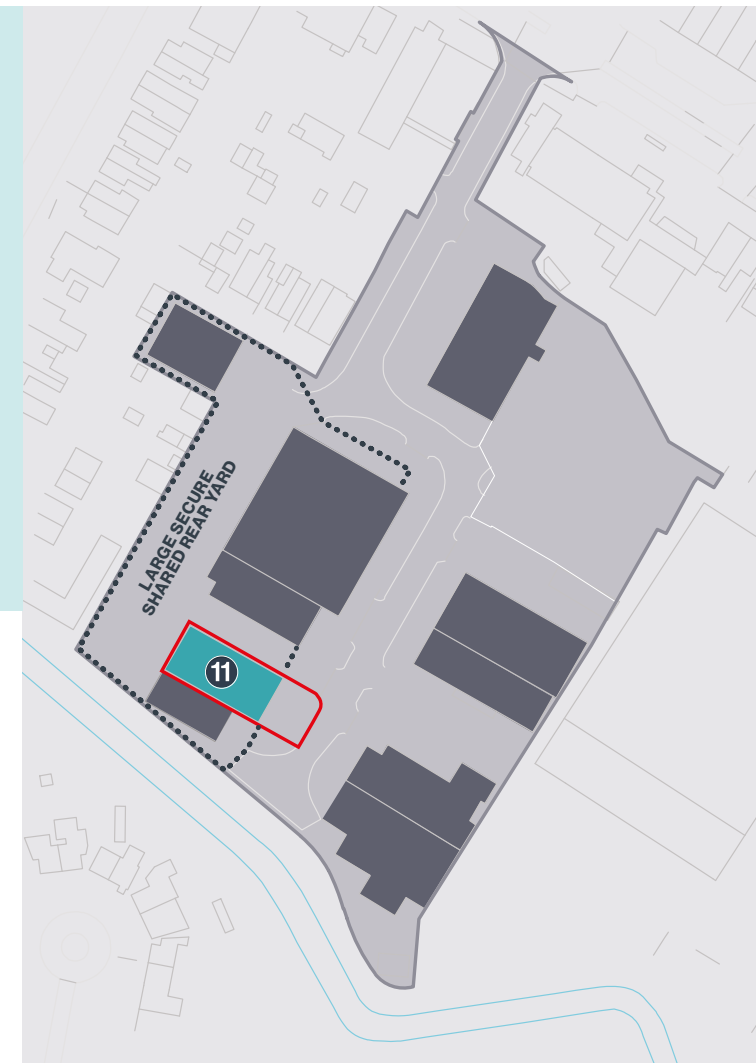
Strictly through the Agents.

**Harry Tanner**  
07707 863738  
harry.tanner@jll.com

**Thomas Bond**  
07709 500397  
thomas.bond@jll.com

**Edward Thomason**  
07818 065276  
ed.thomason@tlre.co.uk

**Paul Londra**  
07779 269290  
paul.londra@tlre.co.uk



**JLL**  
COMPAGNIE DU PARC Ltd

**JLL**  
020 8759 4141  
jll.co.uk/property

**TLRE**  
0203 151 1011  
www.tlre.co.uk