

Abbeygate House

Challenge Road
Feltham, TW15 1AX

Leasehold |
Industrial / Warehouse

19,024 Sq.ft (1,767 Sq.m)



To Let | Price on Application



Key information



Rent
£POA



Heathrow Cargo Centre
10 minute drive



Currently Under Refurbishment
Available October 2025



Self Contained
40 metre yard

Abbeygate House

19,024 Sq.ft (1,767 Sq.m)

Location

The property is located off Challenge Road via Feltham Road and is approximately 3.9 miles from Heathrow Cargo Centre.

Motorway access is provided by Junction 1 of the M3 and Junction 13 of the M25, which are approximately 2.6 and 4.7 miles distant respectively.

Access to central London is principally provided by the A4, approximately 5.3 miles to the north of the property.

Description

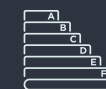
The property sits on a self-contained 0.9 acre site and comprises a detached industrial unit of steel portal frame construction, surmounted by a pitched metal roof. The property has an eaves height of 6.1 metres rising to 8.2 metres at the apex. Office accommodation and welfare facilities are provided to the ground and first floors.

Access is provided via two up and over roller shutter doors to the front elevation, each measuring 3.6 metres by 5.2 metres (w X h), leading to a gated secure loading / parking area of approximately 0.4 acres and 40 metres deep.

Currently under refurbishment, with a specific focus on maximising the building's sustainability credentials.

Available October 2025.

Amenities



EPC
Target B



Currently
Under
Refurbishment



Power
200 KVA



Self
Contained



Secure Yard
40m Depth



24/7
Access

Further information

Lease Terms

The property is available by way of a new FRI lease.

Business Rates

The Rateable Value of the property is £214,000.

2024 / 2025 Uniform Business Rates 54.6p / £

A Cross Rail BRS of £4,280 per annum is applicable.

Services

We understand that services are available to the property, namely mains water, electricity and gas.

The power will be upgraded to 200 KVA as part of the refurbishment. A further increase may be available by separate negotiation.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC will be reassessed following completion of the refurbishment, with a target rating of 'B'.

Service Charge

There is no service charge associated with this property.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Viewings

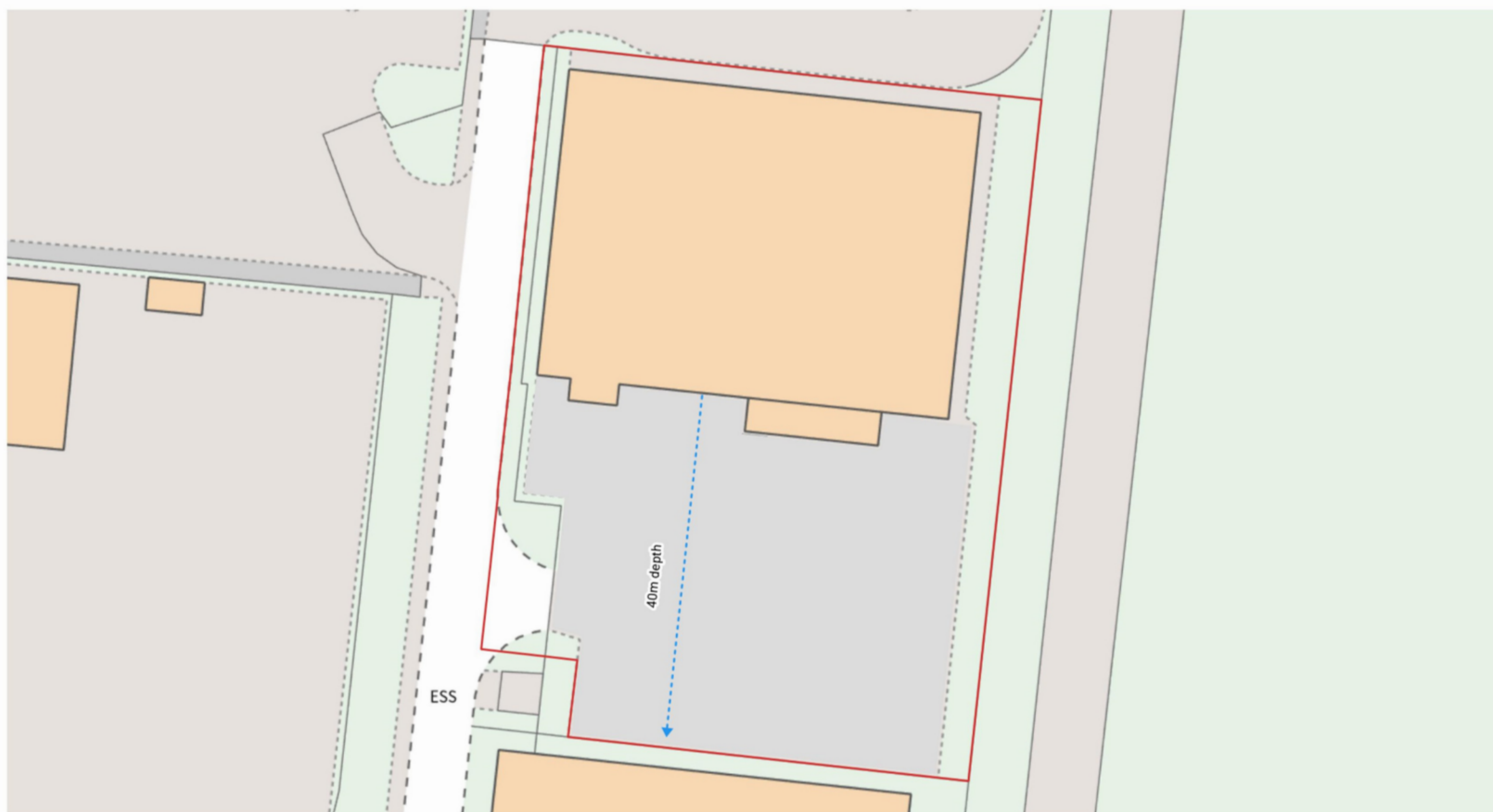
Strictly by prior arrangement with the sole agents Fisher German LLP.

Accommodation

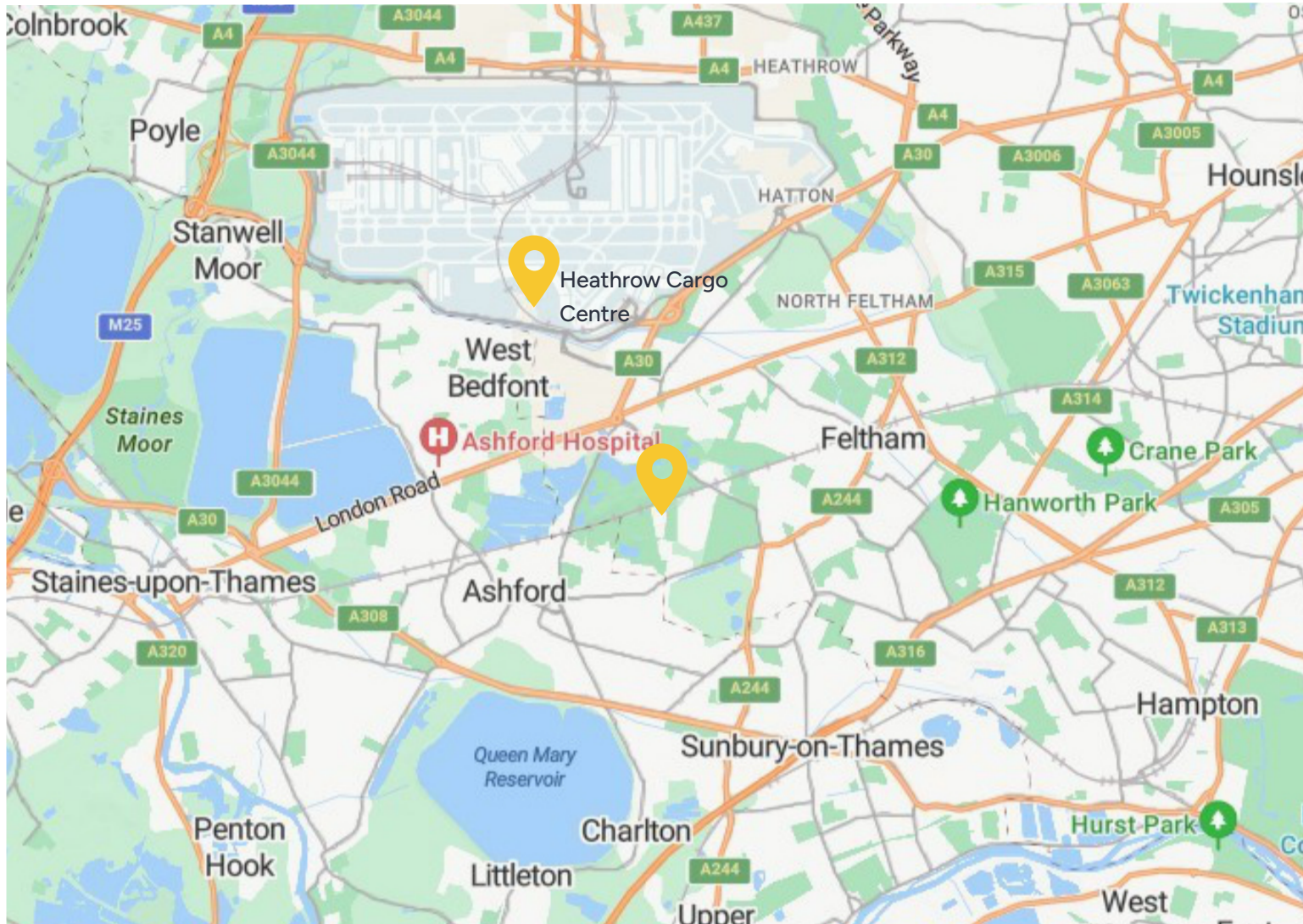
The approximate Gross Internal Area comprises:

Floor	Sq.ft	Sq.m
Warehouse	12,900	1,198
Office / Welfare	6,124	569
Total	19,024	1,767

Site Plan



Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

Location

Address: Abbeygate House,
Challenge Road, Feltham, TW15 1AX
What3words: ///marker.agree.tells

Locations

M3 J1: 2.6 miles
M25 J13: 4.7 miles
A4: 5.3 miles

Nearest Station

Ashford: 1.7 miles
Feltham: 2.1 miles

Nearest Airport

Heathrow Cargo Centre: 3.9 miles

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated 2025.



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