



Freehold for

*Sale*

**Unit 5 Marlin Park**

Central Way, Feltham, TW14 0XD



End of terrace industrial/ warehouse unit  
with two storey ancillary office  
accommodation



9,886.28 sq ft (1,603.41 sq m)





## Location

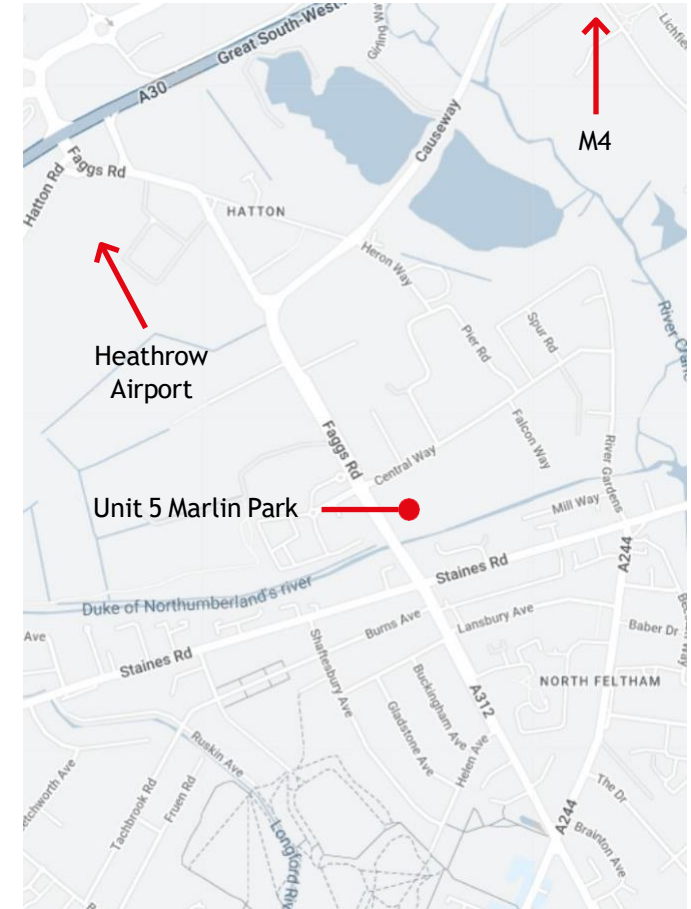
The property is situated on the North Feltham Trading Estate in Central Way, close to its junction with Faggs Road (A312). The M4 motorway (junction 3) is approximately 2 miles distance from the trading estate providing access to Heathrow Airport, Central London & the West. Hatton Cross underground station (Piccadilly Line) is approximately 0.7 miles to the north.

## Description

The premises comprise a modern well presented end of terrace industrial/warehouse unit of steel portal frame construction, with two storey ancillary office accommodation. The warehouse benefits from 7.5 m eaves, a single electric level access loading door, 3 phase power and LED lighting. The offices are a mix of cellular and open plan space with a large kitchenette welfare area.

## Accommodation:

Description	Sq ft	Sq m
Ground Floor Warehouse	6,784.25	630.26
First Floor Office	2,377.81	220.09
Second Floor Offices	724.22	67.28
Total (GEA)	9,886.28	917.63



EPC - To be provided upon request

Price - £3.45 million plus VAT

Business Rates - Interested parties are advised to make their own enquiries

Legal Costs - Each party to bear their own costs.

## Viewing & Further Information

Strictly by appointment only. Please contact either **Sarah Downes** or **Thomas Bond**

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