DB
DohertyBaines



610 River Gardens

North Feltham Trading Estate, TW14 0RB

Lease Assignment

SELF-CONTAINED WAREHOUSE / PRODUCTION UNIT WITH LARGE SECURE YARD.

15,686 sq ft

(1,458 sq m)

- Self-contained warehouse with secure yard.
- 8m clear internal height.
- Two 5m x 4m electrically-operated loading doors.
- 3-phase electricity, water and gas supplies.
- Large secure yard.
- Eight parking spaces.
- CCTV.

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Description

The property comprises a modern, self-contained detached warehouse / production unit of steel portal frame construction with a two-storey office block to the front elevation. The warehouse provides 8m clear internal height and is served by two electrically-operated loading doors, with the unit benefiting from a large, secure, gated yard.

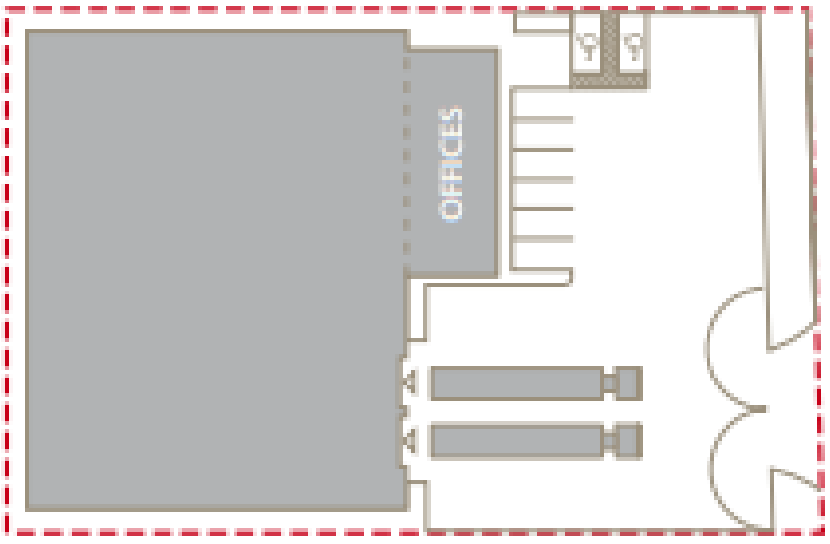
Location

The property is situated on North Feltham Trading Estate, one of the largest estates within the SEGRO Heathrow portfolio, approximately 3 miles from Heathrow Cargo Centre. Existing occupiers on the estate include UPS, Maesk, Fedex and Evri.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Warehouse	13,193	1,226
Ground Floor Offices	656	61
First Floor Offices	1,588	148
First Floor Plant Room	249	23
Total	**15,686**	**1,458**



The Lease

The current tenant is seeking to assign the whole of its interest in the property. The lease is held for a term of 5 years from 4th February 2024 to 3rd February 2029. The current passing rent is 393,546.50 pa (£25.25 psf).

Alternatively, a new lease directly with the landlord will be available.

Driving Distances

Location	Miles	Mins
M4, Junction 3	3.1	9
Heathrow Cargo Centre	4	15
M3, Junction 1	4.5	18
M25, Junction 14	5.6	16
M25, Junction 13	7	16

Summary

Available Size	15,686 sq ft
Passing Rent	£393,546.50 PA
Business Rates	On Application
Service Charge	On Application
EPC Rating	C54

Viewing & Further Information

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Viewings

Strictly by appointment through sole agents Doherty Baines. Please contact our agents :

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

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Indicative images







