

# TO LET

## Units **V1** & **V2**

Modern industrial/warehouse units with **large, secure yards**

**11,183–28,360 sq ft** (1,039–2,635 sq m) GEA

TO BE  
FULLY  
REFURBISHED

# Vector Park

Forest Road, Feltham **TW13 7EJ**



**17,177 sq ft** (1,596 sq m)



**11,183 sq ft** (1,039 sq m)



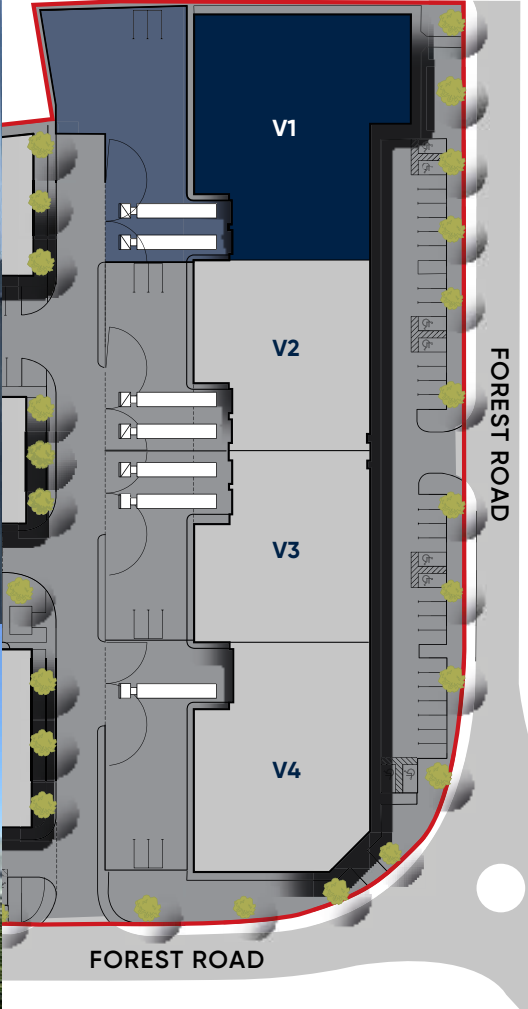
Large secure fenced yard

17,177 sq ft (1,596 sq m)



V1

	sq ft	sq m
Warehouse	11,648	1,082.2
Ground Floor Office	2,608	242.4
1st Floor Office	2,921	271.4
<b>TOTAL (GEA)</b>	<b>17,177</b>	<b>1,596</b>



Once refurbished the unit will benefit from:



CLEAR SPAN  
WAREHOUSE



LARGE SECURE  
FENCED YARD



8M EAVES  
HEIGHT



TWO LOADING  
DOORS



GROUND & FIRST  
FLOOR OFFICES



PV ROOF  
PANELS



DEDICATED CAR  
PARKING WITH EV  
PROVISION





11,183 sq ft (1,039 sq m)

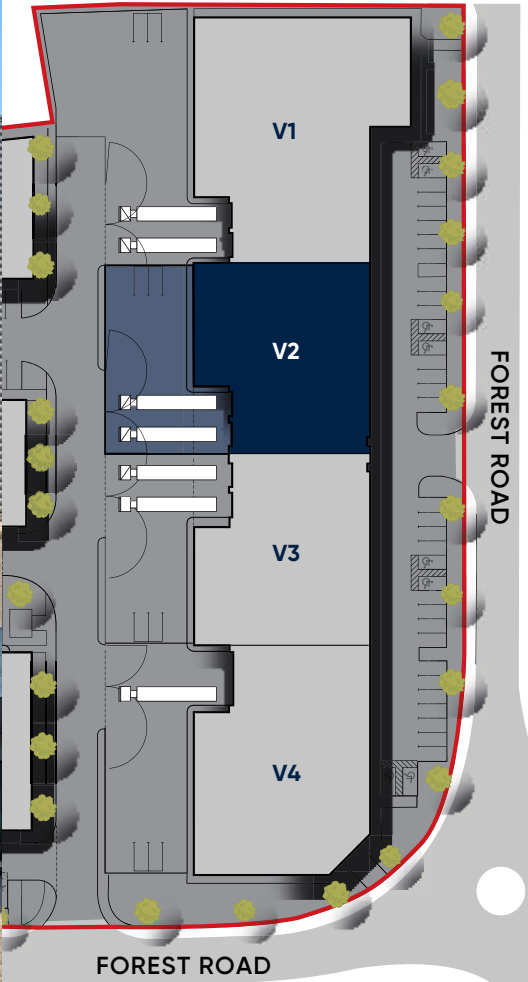


V2

	sq ft	sq m
Warehouse	7,730	718.1
Ground Floor Office	1,747	162.3
1st Floor Office	1,706	158.5
<b>TOTAL (GEA)</b>	<b>11,183</b>	<b>1,039</b>



Large secure fenced yard



Once refurbished the unit will benefit from:



CLEAR SPAN WAREHOUSE



LARGE SECURE FENCED YARD



8M EAVES HEIGHT



TWO LOADING DOORS



GROUND & FIRST FLOOR OFFICES



PV ROOF PANELS



DEDICATED CAR PARKING WITH EV PROVISION







## Location

Vector Park is located within 2 miles of Heathrow Airport and 1 mile of the A316 for fast access to the M3 and motorway network. Feltham Town Centre is within walking distance and the nearby Leisure West complex also offers a range of entertainment and restaurant facilities. Feltham Station is less than a mile away, and offers a frequent direct services to London Waterloo.

## Terms

A new lease is available directly from the landlords for a term by arrangement.

## Business Rates

Interested parties are advised to make their own enquiries.

## Viewings

Strictly through the joint sole agents:



**Harry Tanner**  
07707 863 738  
[harry.tanner@jll.com](mailto:harry.tanner@jll.com)

**Thomas Bond**  
07709 500 397  
[thomas.bond@jll.com](mailto:thomas.bond@jll.com)

**Sarah Downes**  
07856 003 033  
[sarah.downes@jll.com](mailto:sarah.downes@jll.com)

## EPC

Target rating: A.



**Paul Flannery**  
07946 422 920  
[paulf@desouza.co.uk](mailto:paulf@desouza.co.uk)

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