



To Let

End of Terrace Modern Industrial / Warehouse Unit

To Be Refurbished

- 8m clear eaves height
- Reinforced concrete floor to Heavy Load category (37.5kN/m²)
- Electrically operated up and over sectional loading doors 4m x 5m
- Secure yard
- Office has a wheelchair lift and benefits from gas powered central heating

V1 Vector Park

Forest Road, Feltham, TW13 7EJ

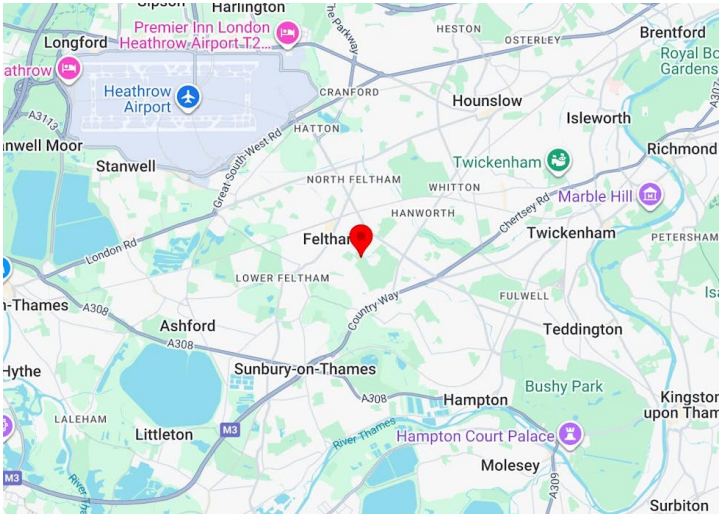
17,177 sq ft

1,595.80 sq m

Reference: #318493

V1 Vector Park

Forest Road, Feltham, TW13 7EJ



Summary

Available Size	17,177 sq ft / 1,595.80 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

V1 comprises an end of terrace modern industrial / warehouse unit with two storey offices to the front and a large secure fenced yard to the rear. The unit is to be refurbished throughout to a high standard.

Location

Vector Park is located within walking distance of Feltham's recently regenerated town centre which offers banking and retail facilities. The nearby Leisure West complex also offers a range of entertainment and restaurant facilities. Feltham station is less than a mile away, offering frequent overland services to Victoria via Clapham Station and a direct service to Waterloo. Heathrow Airport is approximately 2 miles away and is accessed via the A312.

Specification

WAREHOUSE

- 8m clear eaves height
- Reinforced concrete floor to Heavy Load category (37.5kN/m²)
- Electrically operated up and over sectional loading doors 4m x 5m
- Secure yard

OFFICE

- Double glazed windows
- Raised access carpeted floors
- Suspended ceilings with LG3 compliant lighting
- Gas powered central heating

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	11,648	1,082.13
Office	2,608	242.29
Office	2,921	271.37
Total	17,177	1,595.79

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 joint soles agents JLL & De Souza

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