



To Let

Rare Opportunity to let Warehouse in Prime Heathrow Location within Close Proximity to M3 (J1) & M25 (J12)

- To Be Refurbished
- 5m Eaves & Rising to 7m
- Two Loading Doors
- Fenced Shared Yard
- LED Lighting Throughout Warehouse
- 2.4 miles to M3 (J1) & 1.2 miles to Feltham Mainline Railway
- 3.9 Miles to Heathrow

Unit 13, Mount Road Industrial Estate

Feltham, TW13 6AR

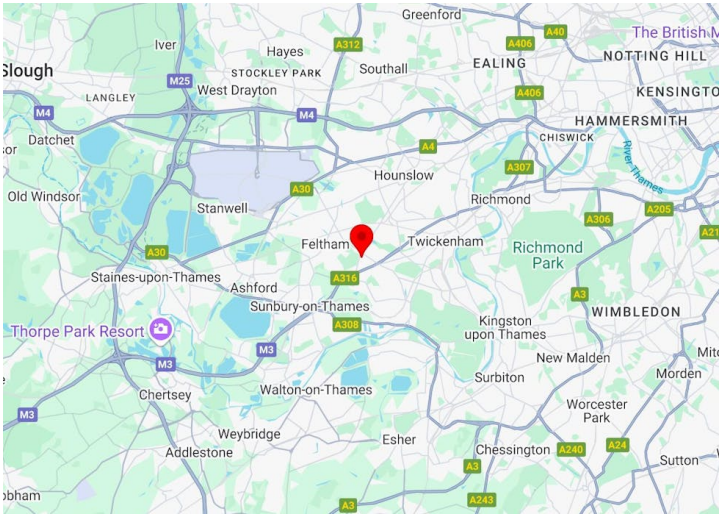
16,131 sq ft

1,498.62 sq m

Reference: #229170

Unit 13, Mount Road Industrial Estate

Feltham, TW13 6AR



Summary

| | |
|----------------|------------------------------|
| Available Size | 16,131 sq ft / 1,498.62 sq m |
| EPC | D (82) |

Description

The property comprises a modern open warehouse space with first floor offices. The warehouse benefits from LED lighting, two electric up and over loadings doors and an eaves height of 5 metres, rising to 7 metres. There are WC's at ground and first floor, along with a kitchen area to the first floor offices.

The first-floor offices present well with suspended ceilings, lighting and wall mounted radiators.

Location

Mount Road Industrial Estate is located just off the A312 Hampton Road West in Feltham. The A312 provides access to Heathrow Airport, A30, A4, M4 J4, M25 J15 and A40 to the north. The A316 Chertsey Road provides access to Central and south west London to the south via the M3 J1. The estate is therefore well located to serve both Heathrow Airport and West London. Mount Road forms part of a well-established industrial, trade and retail area to the south of Feltham town centre.

Specification

- 5m Eaves & Rising to 7m
- Fenced Shared Yard
- Two Loading Doors
- LED Lighting Throughout Warehouse
- 2.4 miles to M3 (J1) & 1.2 miles to Feltham Mainline Railway
- 3.9 Miles to Heathrow

Accommodation

Comprising the following Gross External (GEA) Floor Areas

| Description | sq ft | sq m |
|--------------|---------------|-----------------|
| Ground Floor | 14,026 | 1,303.06 |
| First Floor | 2,105 | 195.56 |
| Total | 16,131 | 1,498.62 |

Viewings

Strictly via the Joint Agents JLL & TLRE, see contacts below.

Terms

Unit 13 is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

VAT

VAT is applicable

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