



FOR SALE

4,063 SQ FT
(377.47 SQ M)

OFFERS IN EXCESS OF £1,500,000

Rare Freehold
Opportunity - Commercial
Vehicle Workshop and
Offices

- 3 electrically operated loading doors
- 5.1m minimum eaves height
- Inspection pit
- Flrst floor offices
- WC's and Kitchen

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Summary

Available Size	4,063 sq ft
Price	Offers in excess of £1,500,000
Rates Payable	£7.50 per sq ft Guide Business Rates
EPC Rating	C (59)

Description

Phoenix House is a purpose built commercial vehicle workshop with sufficient deck trailers. It benefits from 2no 4.5m x 5m electrically operated roller shutter doors and 1no 4m x 4m door. The workshop includes a Everquip commercial inspection pit as well as a WC and office. The main offices are on the first floor and accessed via an external staircase. There is an open plan area and a private office/meeting room, each with comfort cooling. There are also separate male and female WC's and a kitchen.

Location

The property is prominently situated on River Gardens, North Feltham Trading Estate at the junction with Central Way. It is close to the A312 Faggs Road and the A315 Staines Road. Heathrow Airport and Hatton Cross Tube Station are approximately 1 mile away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - Workshop	3,035
1st - Offices	712
Ground - Lean-to storage	316
Total	4,063

Specification

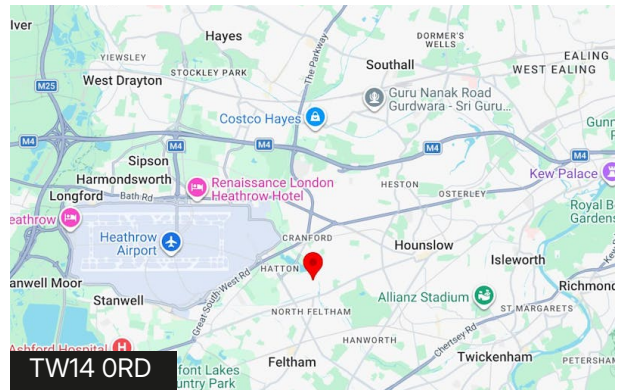
Purpose built commercial vehicle workshop
5.1m minimum eaves height
3 electrically operated loading doors (2no.5m x 4.5m and 1no. 4m x 4m)
Vehicle inspection pit
Comfort cooling to first floor offices
LED lighting
WC's on first floor and in workshop
3 phase power
Site area - 0.16 acres approx
EPC - C

Viewings

By appointment only

Terms

The freehold interest is available with vacant possession. Offers invited in excess of £1.5m.



Viewing & Further Information



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