

To Let

V17 Vector Park, Forest Road, Feltham, TW13 7EJ

2,545 sq ft (236.44 sq m)

- Modern Industrial / Warehouse Unit
- Undergoing Refurbishment
- 5.5m rising to 7.2m Eaves
- Loading Door (3.2m x 3.5m)
- 3 Allocated Parking Spaces
- 10 minute walk to Town Centre and Railway Station



Ready for immediate occupation

Well established industrial location next to Feltham Town Centre and Railway Station with good links to M3, M4, M25 and Heathrow Airport

Location

Vector Park is located within walking distance of Feltham's recently redeveloped 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 Junction and a direct service to Waterloo. Heathrow Airport is approximately 2 miles away and is accessed via the A312.

Air - London Heathrow Airport - 3.6 miles

Rail - Feltham Rail Station - 0.6 miles

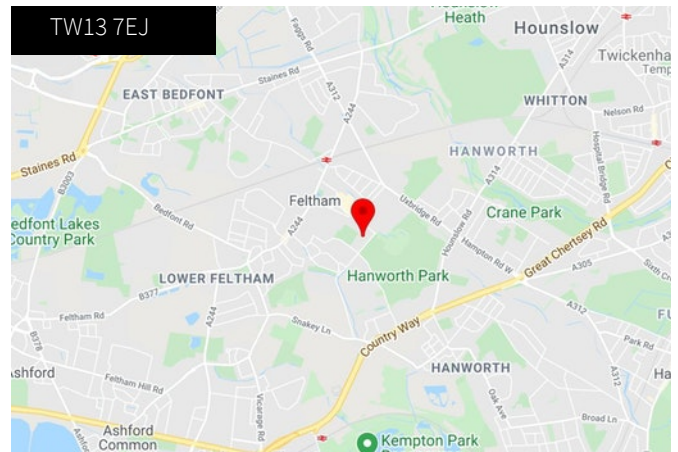
Accommodation

Measured on a GEA basis.

Floor/Unit	Size
Unit	2,545 sq ft

Specification

- Undergoing Refurbishment
- Modern Industrial / Warehouse Unit
- End of Terrace
- 5.5m Rising to 7.2m Eaves
- Loading Door 3.2m W x 3.5m H
- Fitted Offices
- Disabled WC
- New LED Warehouse Lighting
- 3 Phase and Gas supply
- 3 Allocated Parking Spaces plus Loading Apron
- On Well Managed Estate
- Ready for Occupation March 2021
- SEE INDICATIVE REFURBISHMENT IMAGE



EPC

This property has been graded as D (87).

Viewing & Further Information

Tom Lowther, JLL

t: 0203 805 6902

e: tom.lowther@eu.jll.com

Simon Cressey (Desouza & Co)

e: simonc@desouza.co.uk

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.