

## NEWLY REFURBISHED UNIT IN FELTHAM



**TO LET**

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### INDUSTRIAL/WAREHOUSE UNIT

5,365 SQ FT (498.40 SQ M)

**Unit 4 Marlin Park  
North Feltham Trading Estate  
Feltham  
TW14 0RD**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

The property is situated on the North Feltham Trading Estate in Central Way, close to its junction with Faggs Road (A312). The M4 motorway (junction 3) is approximately 2 miles distant from the trading Estate providing access to Heathrow airport, central London and the west. Hatton Cross underground station (Piccadilly Line) is approximately 0.7 miles to the North.

## Description

The premises comprise a modern mid terrace warehouse/industrial unit of steel portal frame construction with offices at first floor level.

The warehouse benefits from an eaves height of approximately 7.5m, up and over loading door, lighting, three phase power and a tea station. The office area fully fitted and includes a tea station and W/C facilities.

There is a forecourt and parking area to the front of the unit.

## Amenities

- **Up and over loading Door**
- **24 Hour access**
- **First floor offices**
- **Parking**
- **WC's**
- **Tea stations on ground and 1<sup>st</sup> floor**
- **Three phase power**
- **EPC- C74**

## Terms

### **Lease/Rent**

Upon application

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewing

**Simon Cressey**

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