

**NEW TO THE MARKET
TO BE REFURBISHED**



TO LET

INDUSTRIAL/WAREHOUSE UNIT

4,605 SQ FT (427.80 SQ M)

**Unit 8 Marlin Park
North Feltham Trading Estate
Feltham
TW14 0XQ**

Tel: 020 8707 3030

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, electric up and over loading door, lighting, three phase power, the office area fully is fitted.

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**
- **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

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