

TO LET 12,078 SQ FT (1,122 SQ M) MODERN INDUSTRIAL/ WAREHOUSE UNIT WITH LARGE SECURE YARD



Unit 3

Ltd

• 8m clear eaves height

THU

- Reinforced concrete floor
- Two electric loading doors
- Large secure yard

GENDON

• Fitted offices

AMSAFE

V2 EPC Rating B

## V2 VECTOR PARK

FOREST ROAD I FELTHAM I TW13 7EJ

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# VECTOR PARK

#### 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.

#### DESCRIPTION

Vector Park comprises a development of seventeen modern warehouse/production units designed to suit a range of businesses.

#### ACCOMMODATION

The property has been measured on a GEA basis in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

DESCRIPTION	SQ FT	SQ M
WAREHOUSE	8,892	826
GF & FF OFFICES	3,186	296
TOTAL	12,078	1,122

#### WAREHOUSE SPECIFICATION

- 8m clear eaves height
- 3 phase power 10 designated

parking spaces

• Raised access

Gas powered

carpeted floors

central heating

- Large secure yard
- Two electric loading doors
- Reinforced concrete floor
  Passenger lift

#### OFFICE SPECIFICATION

- Double-glazed windows
- Suspended ceilings with LG3 compliant lighting

#### RENT

On application.

ENERGY PERFORMANCE RATING









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