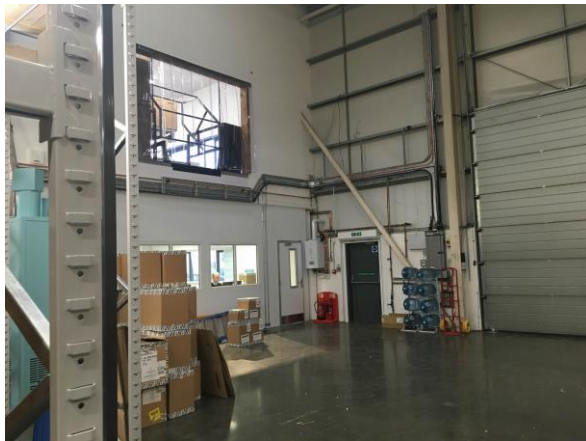


**11 MARLIN PARK, CENTRAL WAY, FELTHAM TW14 0AN**



**Industrial/Warehouse Unit – To Let**

**5,675 sq ft (527 sq m)**

- Situated on the North Feltham Trading Estate
- 7.5 metres eaves height
- Forecourt and 4 car parking spaces
- Existing racking and mezzanine area

**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

Unit 11 Marlin Park is situated on the North Feltham Trading Estate in Central Way, close to its junction with Faggs Road (A312) and within 2 miles of Heathrow Terminal 4. The M4 Motorway (Junction 3) is approx 2 miles distant providing access Central London and The West. Hatton Cross underground station (Piccadilly Line) is within a mile and an approx. 15 min walk. A Tesco Superstore is also within a short walk (approx. 3 mins)



## Description

The property comprises an end of terrace single storey warehouse/industrial unit of steel portal frame construction with a pitched roof incorporating translucent roof panels. The eaves height is approximately 7.5m.

There is a ground floor office area with entrance lobby, WC's and kitchen and a first floor office/production area currently used as a pick and pack room. The property also benefits from racking and a mezzanine storage area.

## Floor Areas (Gross Internal)

	Sq Ft	Sq m
Warehouse	3,365	313
Grnd Floor Office, WC's, Entrance	1,133	105
1 <sup>st</sup> Floor Office/Production Area	1,177	109
<b>Total</b>	<b>5,675</b>	<b>527</b>
Mezzanine Storage	650	60



## Amenities

- Modern end of terrace unit
- 7.5 metres eaves height
- Forecourt with 4 car spaces
- Ground floor offices
- Gas central heating
- Powermatic VPC warehouse heater
- LED lighting on PIR's
- WC's and kitchen
- Existing racking
- Mezzanine storage area
- Intruder alarm
- Access control system
- Energy Performance Certificate - Pending

## Terms

Full repairing and insuring lease for a term to be agreed.

## Rent

Upon application



## Contact

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