

FOR SALE | INDUSTRIAL/WAREHOUSE UNIT

4,609 sq ft (428.17 sq m)

UNIT 12 MARLIN PARK, CENTRAL WAY, NORTH FELTHAM TRADING ESTATE, FELTHAM TW14 0AN.



- Modern Industrial/warehouse
- Up and over loading door
- Three phase power
- Allocated parking spaces
- 7.5m eaves height
- Close to BR station

DE SOUZA

COMMERCIAL PROPERTY CONSULTANTS

Location

Unit 12 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 modern warehouse/industrial unit of steel portal frame construction with a pitched roof incorporating translucent roof panels. The eaves height is approximately 7.5m.

The unit also benefits from offices on the ground and first floor with entrance lobby, WC's and a kitchen.

Floor Areas (Gross Internal)

	Sq Ft	Sq m
Warehouse inc Ground Floor Office, WC's, Entrance	3,352	311.45
1 st Floor Office	1,257	116.80
Total	4,609	428.17

Amenities

- Modern end of terrace unit
- Up and over loading door
- 3 phase power
- 7.5 metres eaves height
- Forecourt with allocated car parking
- Ground and first floor offices
- Comfort cooling in the offices
- Gas blower heater in the warehouse
- Lighting throughout
- WC's and kitchen
- Energy Performance Certificate – C74

Freehold

The premises are available on a freehold basis.

Price

Upon application

Viewing

Strictly by appointment only.

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For more information or to arrange a viewing contact:

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