

# FOR SALE/TO LET | INDUSTRIAL/PRODUCTION UNIT

1,816 SQ FT (168.70 SQ M)

+ additional mezzanines of 345 SQ M (32.05 SQ M)

UNIT 2 BROWELLS LANE BUSINESS COMPLEX, BROWELLS LANE, FELTHAM TW13 7LW.



- Production/Industrial use
- Roller shutter loading door
- Three phase power
- Allocated parking spaces
- Close to town Centre
- Close to BR station

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## Location

Browells Lane, Feltham is situated off the A312 Uxbridge Road, with Feltham High Street just over half a mile away offering supermarket, retail and banking facilities.

Feltham also offers good public transport links with 12 bus routes and Feltham BR station which is less than one mile distance, offering a direct service to Waterloo and Victoria via Clapham Junction.



## Description

Unit 2 is a single storey mid terrace warehouse/ light industrial unit, and is of steel portal frame with part brick, part cladding elevations.

The unit is currently fitted out as office and warehouse/production space.

## Amenities

- One roller shutter loading door
- Lighting throughout
- 3 phase electricity
- Offices
- Male & female toilets
- car parking
- EPC – D82

## Leasehold

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Terms/Rent

Upon application

## Viewing

Strictly by appointment only.

**Simon Cressey**

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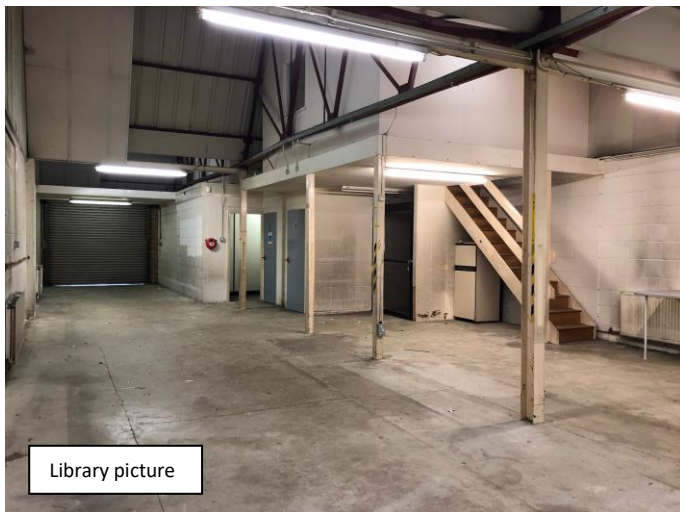
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