

# **TO LET** | INDUSTRIAL/WAREHOUSE UNIT

**10,603 sq ft (985.11 sq m)**

**UNIT 6 MARLIN PARK, CENTRAL WAY, NORTH FELTHAM TRADING ESTATE, FELTHAM TW14 0AN.**



- Self contained Industrial/warehouse
- Two loading doors
- Three phase power
- Allocated parking spaces
- 5m eaves height
- Close to BR station
- Secure yard

**DE SOUZA**

COMMERCIAL PROPERTY CONSULTANTS

## Location

Unit 6 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 a self contained single Storey modern warehouse/industrial unit of steel portal frame construction with a pitched roof incorporating translucent roof panels. The eaves height is approximately 5m rising to 6m.

The premises benefits from secure yards/parking to the rear and front of the premises as well as offices on the ground and first floor with entrance lobby, WC's and a kitchen.

## Floor Areas (Gross Internal)

	Sq Ft	Sq m
Warehouse	6,106	567.32
Ground Floor Office	2,006	186.44
First floor office	2,127	197.60
Additional storage	363	33.75
<b>Total</b>	<b>10,602</b>	<b>985.11</b>

## Amenities

- Modern self contained unit with secure yards
- Two loading doors
- 3 phase power
- 5 metre eaves height rising to 6m
- 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 – C

## Terms

Unit 6 is available on a lease expiring 14<sup>th</sup> January 2027

## Rent

Current passing rent £164,000 per annum exclusive of VAT and all other outgoings.

## Viewing

Strictly by appointment only.

**Simon Cressey**

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**For more information or to arrange a viewing contact:**

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