# 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.









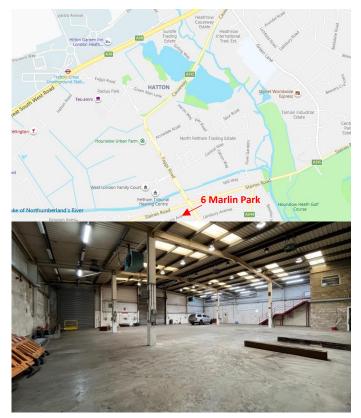
- Self contained Industrial/warehouse
- Two loading doors
- Three phase power

- Allocated parking spaces
- 5m eaves height
- Close to BR station
- Secure yard



### 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
Total	10,602	985.11

## **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 14th January 2027

#### Rent

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

# Viewing

Strictly by appointment only.

**Simon Cressey** 

simonc@desouza.co.uk 07939 129427 020 8707 3030

# **◆DE SOUZA**

For more information or to arrange a viewing contact:

E: simonc@desouza.co.uk T: 020 8707 3030

M: 07939 129427

Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR

www.desouza.co.uk