

UNITS 1&2

PIER ROAD INDUSTRIAL ESTATE

North Feltham Trading Estate TW14 0TW

1&2

Fully Refurbished Warehouse Units

Prime Heathrow Location

From 22,345 - 45,860 sq ft (2,076 - 4,260 sq m) | **Available to Let**



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North Feltham Trading Estate

- Prime Heathrow location
- Fully refurbished
- Self contained
- Secure large yards
- 3 level access loading doors per unit



Available To Let | Fully Refurbished Warehouse Units
Units 1 & 2 Pier Road Industrial Estate
22,345 – 45,860 sq ft (2,076 – 4,260 sq m)

Description

Units 1 & 2 offer fully refurbished distribution warehouses of approximately 22,345 – 45,860 sq ft (2,076 – 4,260 sq m).

The property is of a steel portal frame construction with elevations clad in profiled metal sheeting. The units are situated on a site of 1.98 acres and include large, secure yards.

Features include:

- New insulated roof
- New cladding to elevations
- New offices
- Electric loading doors
- Re-landscaped site
- Comfort cooled offices
- Yard depth 30m
- 38 parking spaces
- Unit 1 EPC Grade C - 58
- Unit 2 EPC Grade C - 54

Accommodation

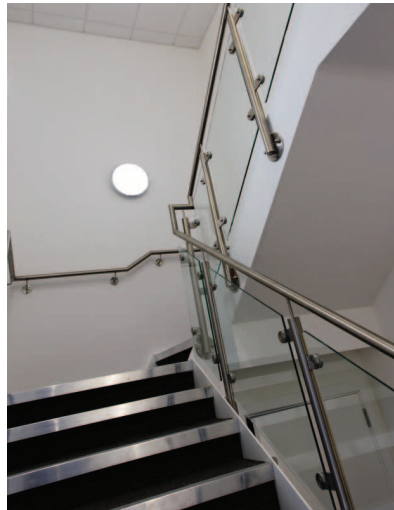
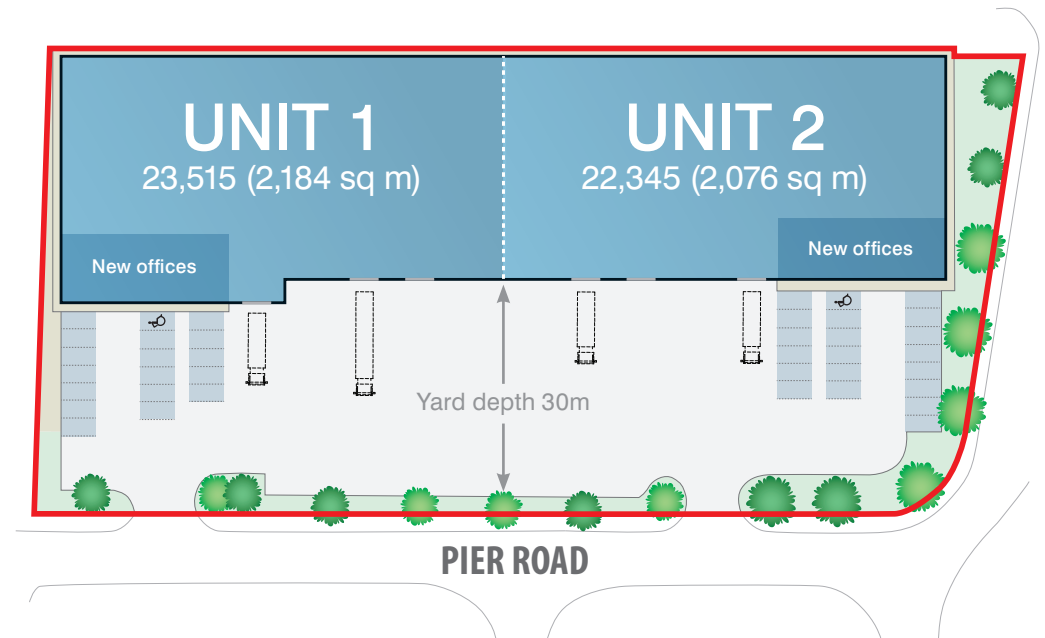
	Sq Ft	Sq M
Unit 1		
Warehouse	21,100	1,960
1st Floor Offices	2,415	224
Total	23,515	2,184
Unit 2		
Warehouse	20,127	1,870
1st Floor Offices	2,218	206
Total	22,345	2,076
Combined Total	45,860	4,260

Power

120 KVA per unit.

Planning

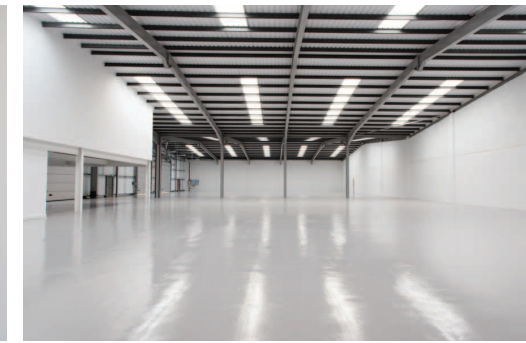
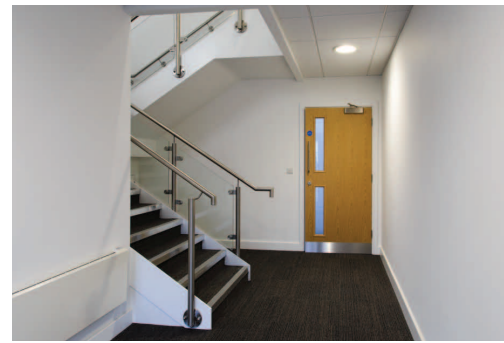
The units benefit from B1, B2 and B8 Use Classes.



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North Feltham Trading Estate



Location

Pier Road Industrial Estate is located in the centre of North Feltham Trading Estate, north of the main thoroughfare of Central Way. Pier Road is a one way estate road that leads into Heron Way and Spaceway, from which either The Causeway or Faggs Road can be easily accessed.

Distances

- Heathrow Airport T4 ▶ 3.0 miles
- M25 ▶ 5.7 miles
- M4 ▶ 2.4 miles
- M3 ▶ 4.9 miles
- Hatton Cross tube ▶ 1.2 miles

Legal Costs

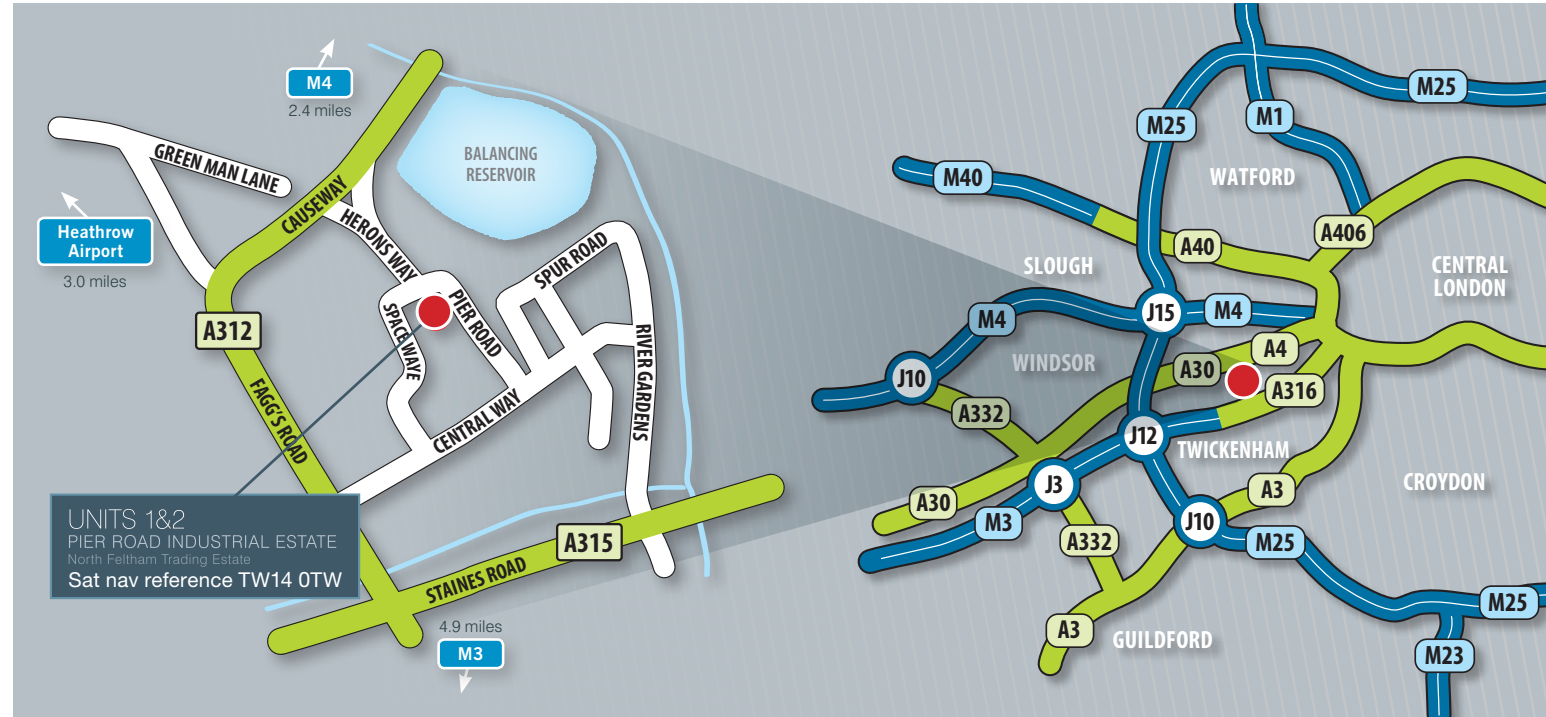
The ingoing occupier will be responsible for their own legal costs in respect of this transaction.

Business Rates

Prospective occupiers should make their own enquiries to confirm the rates liabilities.

Terms

The properties are available by way of new FRI leases. Rent available upon application.



Contacts

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