

Ref 5725:

# New Instruction

Close to M3 & Heathrow



## TO LET

**Two Interconnecting Business Units**  
(Available separately or together)

1,669 to 3,449 sq ft (155 to 320.4 sq m.)

**Units 8 & 9 Feltham Business Complex**  
**Browells Lane**  
**Feltham**  
**TW13 7LW**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

The unit is located approximately 1.5 miles from the A316 with excellent access to the M3 (Junction 1). Heathrow Airport is approximately 4 miles distant. Feltham mainline railway station (approximately 0.5 miles away) provides regular service to London Waterloo.

Browells Lane is close to Feltham High Street, Felthambrook Industrial Estate and the Cinema Leisure complex.

## Description

Unit 8 & 9 Feltham Business Complex comprises two interconnecting 2 storey business units with covered parking/loading areas. The first floor provides a mix of partitioned and open plan offices. Each unit has a roller shutter loading door and the ground floor could be used for a variety of uses. The units have been refurbished and benefit from gas central heating, comfort cooling and CAT 5 data cabling.

## Floor Areas

<b>Unit 8</b>	1,780 sq ft	165 sq m
<b>Unit 9</b>	1,669 sq ft	155 sq m
<b>Total</b>	<b>3,449 sq ft</b>	<b>320 sq m</b>

## Amenities

- Air Conditioning
- Alarm
- Roller shutter loading door
- CAT 5 data cabling
- Parking
- Perimeter Trunking
- Gas central heating
- Kitchen
- Male/Female Toilets

## Terms/ Rent

Per annum exclusive of VAT and all other outgoings.

	<b>Unit 8</b>	<b>Unit 9</b>
Year 1	£15,000	£14,000
Year 2	£18,000	£17,000
Year 3	£20,000	£19,000

## Viewing

**By appointment only**

### Contact

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