



VECTOR PARK

FOREST ROAD | FELTHAM | TW13 7EJ

TO LET NEW WAREHOUSE / PRODUCTION UNITS

2,926 - 9,029 SQ FT
(272 - 839 SQ M)



[SEGR^O.com/heathrow](https://www.segro.com/heathrow)

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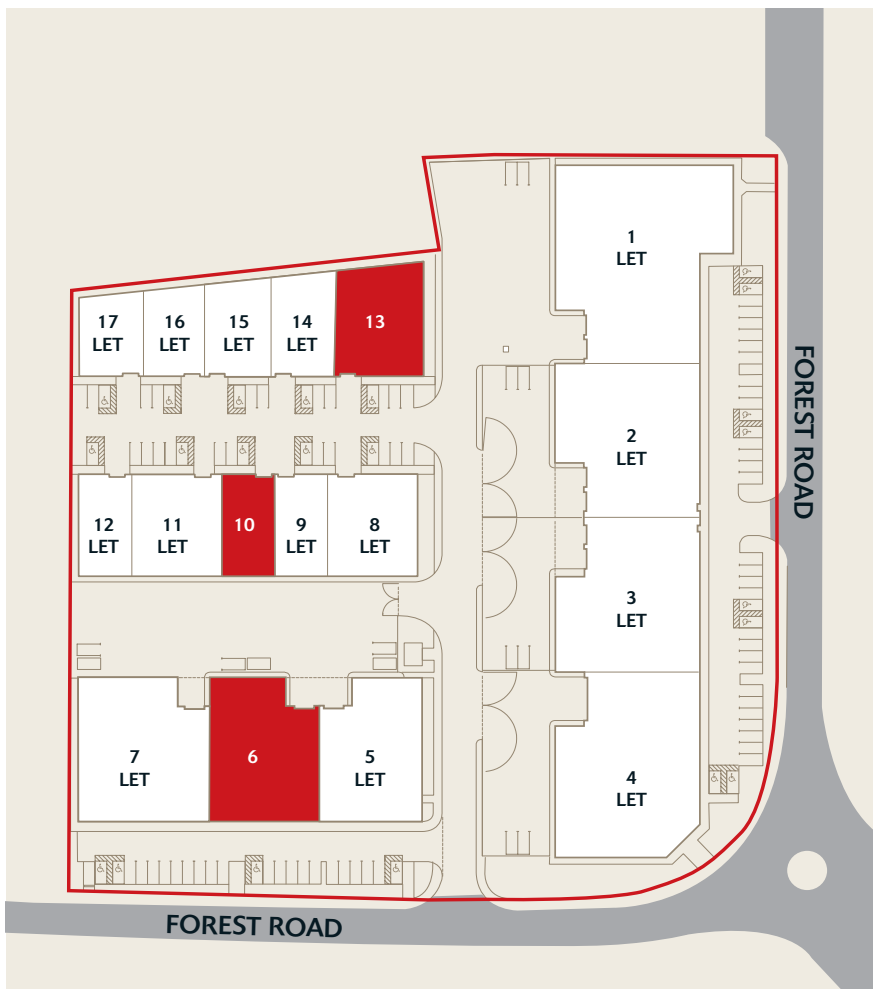


Units 1-4

VECTOR PARK COMPRISES A DEVELOPMENT OF SEVENTEEN NEW WAREHOUSE / PRODUCTION UNITS DESIGNED TO SUIT A RANGE OF BUSINESSES. THERE ARE CURRENTLY THREE UNITS AVAILABLE TO LET ON VERY FLEXIBLE LEASE TERMS.

UNIT NO.	WAREHOUSE		GROUND FLOOR OFFICES		MEZZANINE (SHELL)		TOTAL		PARKING
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
6	5,870	545	1,679	156	1,480	138	9,029	839	8
10	2,432	226	494	46	-	-	2,926	272	3
13	4,549	423	-	-	-	-	4,549	423	4

(GEA Approx areas.)



SPECIFICATION: UNIT 6

Warehouse

- Shared secure yard
- 7m to eaves
- Reinforced concrete floor to medium load category (30kN/m²)
- Electrically operated loading door (4m x 5m)

Offices

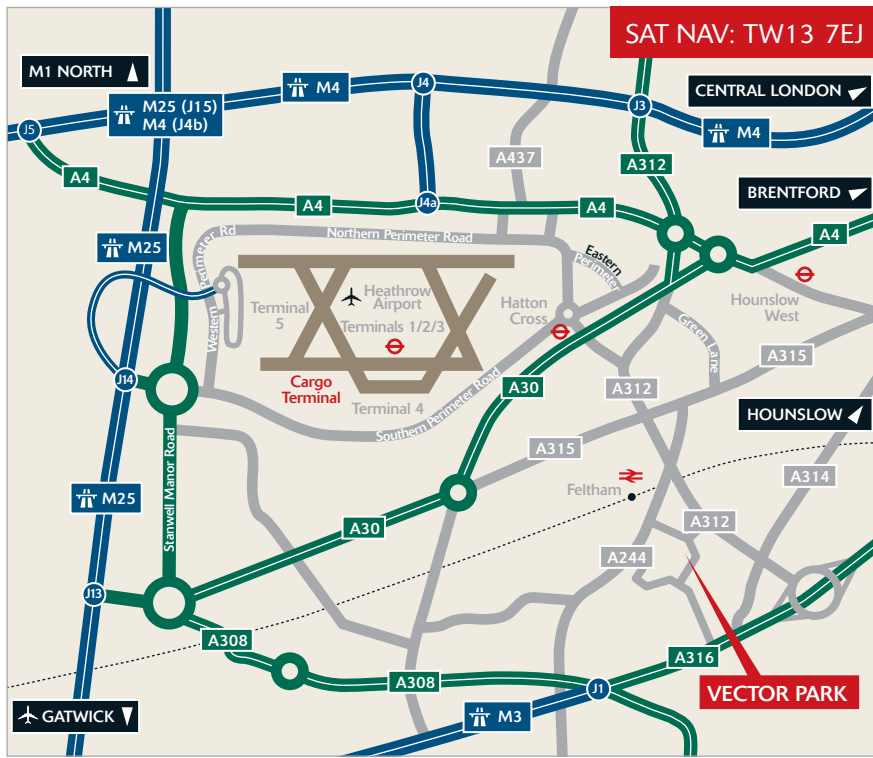
- Fully fitted offices at ground floor with shell mezzanine above
- Suspended ceilings with LG3 lighting
- Perimeter trunking
- Gas-fired central heating
- Male, female & disabled WCs

SPECIFICATION: UNITS 10 & 13

Warehouse

- 5.5m clear eaves height
- Electrically operated up-and-over sectional loading door (3.2m x 3.5m)
- Disabled WC
- Reinforced concrete floor to medium load category (30kN/m²)
- Unit 10: Provides fully fitted offices and kitchenette
- Unit 13: has an option to provide fully fitted offices and kitchenette

An Energy Performance Certificate (EPC) is available



SAT NAV: TW13 7EJ

VECTOR PARK FOREST ROAD

Vector Park is located within walking distance of Feltham's recently redeveloped town centre, which offers banking and retail facilities. The nearby Leisure West complex also offers a range of entertainment and restaurant facilities. Feltham station is less than a mile away, offering frequent overland services to Victoria via Clapham Junction and a direct service to Waterloo.

DRIVING DISTANCES

LOCATION	MILES	MINS
M3, Junction 1	2.4	6
M4, Junction 3	4	11
Heathrow Cargo Terminal	4.4	15
M25, Junction 15	7.7	11
M25, Junction 12	7.8	11

Source: Google maps



ABOUT SEGRO

Operating in eight countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.

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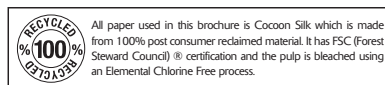
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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.lettingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 07/11



Units 1 & 2