

TO LET

ECONOMICAL INDUSTRIAL/WAREHOUSE UNIT

9,819 sq ft (912 sq m)

Unit B Bradleys Business Centre. Central Way, Feltham TW14 0XQ



- LOCATED ON THE NORTH FELTHAM TRADING ESTATE
- YARD AREA

- 6 METRE EAVES HEIGHT
- FIRST FLOOR OFFICES

Location

The premises are located on Central Way, North Feltham Trading Estate close to junction of Faggs Road. The North Feltham Trading Estate benefits from 3 points of access, either from Faggs Road, The Causeway or the A315 Staines Road. Heathrow Airport is 1.5 miles and Junction 3 of the M3 motorway is 3 miles. Hatton Cross Station (Piccadilly Line) is approximately 1 mile away.

Description

The unit comprises a warehouse of brick and cladding elevations with offices at ground and first floor levels, a mezzanine storage area and yard. There are WC's and kitchens on ground and first floor.

Accommodation

Description	Size sq m	Size sq ft
Warehouse	600	6,462
Ground Floor Offices/WC	47	510
First Floor Office, WC's and kitchen	170	1,829
Mezzanine Storage	95	1,016
TOTAL	912	9,819



Amenities

- **Located on North Feltham Trading Estate**
- **Close to Heathrow Airport**
- **6.0m eaves height**
- **Ground and first floor offices**
- **Kitchens**
- **Yard area**
- **Energy Performance Rating – PENDING**



Terms

Available on a new lease for a term to be agreed.

Rent

£15.00 per sq ft per annum exclusive of VAT and all other outgoings.

Business Rates

The property has a rateable value of £78,500 equating to rates payable (54.6p in £) of approximately £42,861 / £4.37 per sq ft.

DE SOUZA

For more information or to arrange a viewing contact:

Paul Flannery

paulf@desouza.co.uk

T: 020 8707 3030

M: 07946 422920

www.desouza.co.uk