

# FREEHOLD FOR SALE

**DE SOUZA**  
Commercial Property Consultants

## SELF-CONTAINED BUSINESS PREMISES

9 FELTHAM BUSINESS COMPLEX, BROWELLS LANE, FELTHAM TW13 7LW

1,688 sq ft (157 sq m)



- Close to Feltham Town Centre
- Within walking distance of Feltham Station
- Full Vacant Possession Available from June 2025
- Comfort cooling and heating
- Covered car parking/loading

## Location

The unit is conveniently located close to Feltham High Street and approximately 1.5 miles from the A316 with excellent access to the M3 (Junction 1). Heathrow Airport is within 4 miles (T4) and Feltham mainline station is within ½ mile and provides a regular service to Waterloo with a journey time of 29 minutes.

## Description

Unit 9 Feltham Business Complex comprises a 2 storey business unit with a covered parking/loading area. The first floor provides office space with good natural light. The ground floor could be used for a variety of uses including offices and storage. There are comfort cooling and heating units on each floor. There are double doors to the ground floor with a roller shutter.

The property is currently let to two tenants. The ground floor tenant will be vacating by 31<sup>st</sup> March 2025. The first floor tenant is vacating 1<sup>st</sup> June when full vacant possession can be provided.

## Accommodation

(approximate gross internal areas)

Floor	Sq Ft	Sq M
Ground Floor	902	83.8
First Floor	786	73.0
<b>Total Area</b>	<b>1,688</b>	<b>156.8</b>



## Amenities

- **Self-contained**
- **Close to Feltham Station and Town Centre**
- **Comfort cooling and heating**
- **LED lighting (first floor)**
- **Kitchenette**
- **Separate Male and Female WC's**
- **Existing fit out on first floor**
- **Covered parking/loading**

## EPC

The property has an Energy Performance Rating of D 85.

[Link to EPC Certificate](#)

## Business Rates

The ground and first floors have been let to two separate tenants and have the below Rateable Values. The Tenants have benefited from 100% Small Business Rates Relief. [Business rates relief: Small business rate relief - GOV.UK](#)

Ground Floor Rateable Value £10,500 [More info](#)

First Floor Rateable Value £11,750 [More info](#)

## Terms

Freehold price £495,000 plus VAT if applicable



# DE SOUZA

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