

SINGLE STOREY WAREHOUSE/INDUSTRIAL UNIT TO LET



GOSHAWK WAY, CENTRAL WAY, FELTHAM, MIDDLESEX TW14 APPROX 1,600 SQ FT (149 SQ M)

LOCATION:

The premises are situated in Falcon Way on the North Feltham Trading Estate off Central Way which is off Faggs Road (A312). The M4 Motorway (junction 3) is about 2 miles distant providing access to Heathrow Airport, Central London and The West. Hatton Cross underground station (Piccadilly Line) is approximately one mile.

DESCRIPTION:

The premises comprise a single storey brick built steel portal frame warehouse/industrial unit, having a pitched roof incorporating glazing. The unit has the benefit of fluorescent strip lighting, 3 phase power and an oil fired blower heater. The eaves height is approximately 16'.

Loading is provided by one roller shutter door, approximately 13' 6" wide x 12' 8" high.

ACCOMMODATION:

1,600 sq ft (149 sq m)

TERMS:

Lease: A new full repairing and insuring lease to be granted for a term of years to be agreed, incorporating regular rent reviews.

Rent: £14,000 per annum exclusive.

RATES:

RV: £16,750 @ 40.7 pence in £ (2010/11).- Rates Payable: £6,817.25

Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

**Strictly by appointment only
Via Claridges Commercial – 0845 205 0007**