

**MODERN SINGLE STOREY WAREHOUSE/
LIGHT INDUSTRIAL UNIT
TO LET**



**DOCKWELLS ESTATE, CENTRAL WAY,
NORTH FELTHAM TRADING ESTATE
FELTHAM, MIDDLESEX TW14
APPROXIMATELY 1,150 SQ FT (107 SQ M)**

LOCATION:

The property is situated on a small modern industrial estate on the corner of Central Way and River Gardens on the North Feltham Trading Estate. Central Way 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 as is Feltham Station and the town centre.

DESCRIPTION:

The premises comprise a modern single storey brick and blockwork built warehouse/light industrial unit of steel portal frame construction having a pitched roof incorporating translucent roof panels. The unit has the benefit of 3 phase power and a male and female WC with wash hand basin. There is one reception office. The eaves height is approximately 15'.

Loading is by means of one concertina type door 10' 5" wide x 14' high.

There are 5 car parking spaces available in the yard area to the front of the premises.

ACCOMMODATION: 1,150 sq ft approx (107 sq. m)

TERMS: Lease: The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed. Short term also available.

Rent: £14,000 per annum exclusive.

RATES: RV: £13,000 at 40.7 p in £ (2010/11). Payable £5,291 pa. 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