

UNIT TO LET

9,779 ft² (908 m²)



EAVES HEIGHT
RISING TO 7.89M



THREE PHASE
POWER



GOOD ACCESS TO
A316/M3



Indicative image

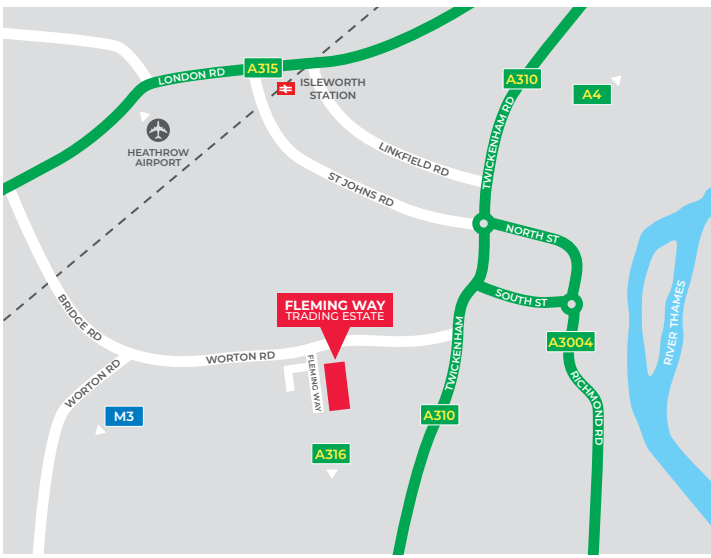


www.ipif.com/flemingway

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 3 FLEMING WAY TRADING ESTATE
WORTON ROAD, ISLEWORTH, TW7 6EU

IPIF



LOCATION

The unit is situated on the Fleming Way Trading Estate close to the A310 Twickenham Road, in turn providing access to the A4 Great Western Road at Gillette Corner (1.6 miles), Twickenham Town Centre (3.3 miles) and the M3 (5.7 miles).

DESCRIPTION

The property comprises an end-terrace warehouse unit with ancillary ground and first floor offices. The unit provides 5.8 m internal eaves height rising to 7.89m, a single electric roller shutter loading door, translucent roof lights and an associated yard including car parking.

SPECIFICATION

- Internal eaves height of 5.8m rising to 7.89m
- Electric roller shutter door
- Strip, halogen flood and spot lighting
- Three phase power
- Skylights
- Office accommodation on ground and first floors
- Separate male and female WCs
- Yard / Car Park

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 3	M ²	FT ²	EPC
Ground Floor Warehouse	816.5	8,789	TBC
Ground Floor Offices	46	495	
First Floor Offices	46	495	
Total	908.5	9,779	

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

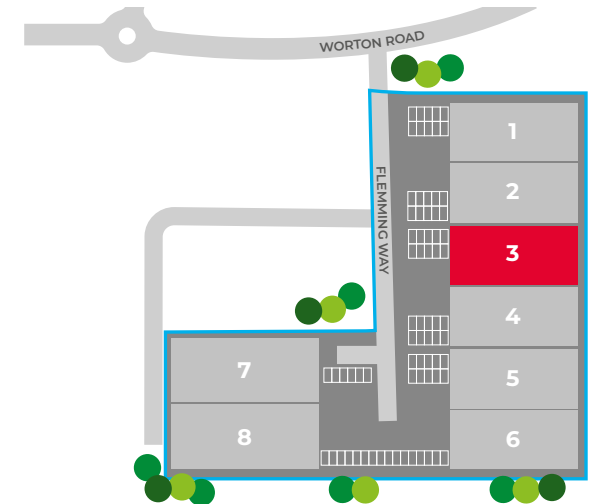
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord

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