

## UNIT 13 MOUNT ROAD INDUSTRIAL ESTATE FELTHAM, TW13 6AR



## TO LET WAREHOUSE UNIT WITH YARD 16,131 sq ft (1,498.55 sq m)

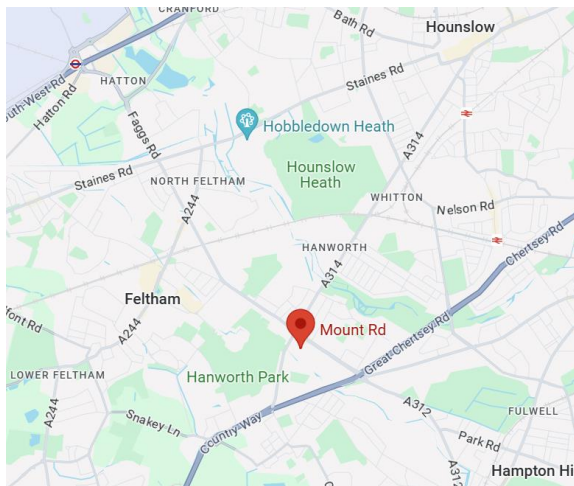
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## LOCATION

Mount Road Industrial Estate is located just off Hampton Road West (A312) a major thoroughfare through Hampton, Feltham, Heathrow and Hayes. Heathrow is approximately 4.6 miles away, Hampton is 2.8 miles south and Junction 1 of the M3 at Sunbury 2.3 miles to the West with Twickenham 3 miles to the East.

Junction 1 of the M3 is 2.4 miles away, with Junction 12 of the M25 10 miles west. Feltham mainline station is 1.2 miles north east with services to London Waterloo, Reading and Weybridge

The site is conveniently placed for Heathrow airport, Hampton, Sunbury and Twickenham.



## DESCRIPTION

The unit provides modern column free warehouse space with first floor offices. The warehouse benefits from LED lighting, 2 electric up and over loading door and an eaves height of 6m.

The premises also have a kitchen area as part of the first floor offices with WC's on ground, first floor and to the warehouse.

The first floor offices have suspended ceilings, lighting, carpeting and wall mounted radiators.

The unit will undergo a complete refurbishment.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	1,303	14,026
First floor office	195.55	2,105
<b>TOTAL</b>	<b>1498.55</b>	<b>16,131</b>

## AMENITIES

- 6m eaves
- Fenced shared yard
- 2 loading doors
- 24 hour access
- First floor offices

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## BUSINESS RATES

Potential occupiers are recommended to make their own enquiries to the LB Hounslow.

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## TERMS

The unit is available on a new lease direct from the landlord.

## VIEWING

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