UNIT 10 MOUNT ROAD INDUSTRIAL ESTATE FELTHAM, TW13 6AR

TO LET WAREHOUSE UNIT WITH YARD

3,128 sq ft (290.60 sq m)

12–14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

LOCATION

Mount Road Industrial Estate is accessed directly from Hampton Road West (A312) a major thoroughfare through Hampton, Feltham, Heathrow and Hayes. The A312 links directly to the A316 to the south and Heathrow Airport is approximately 4.6 miles to the north.

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.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Ground floor	212.0	2,282
First floor office	78.60	846
TOTAL	**290.60**	**3,128**

AMENITIES

- 4m eaves rising to 6m
- Fenced parking/storage
- Large rear loading yard
- 1 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.

DESCRIPTION

The unit provides modern column free warehouse space with first floor offices. The warehouse benefits from LED lighting, 1 electric up and over loading door and a maximum internal height of 6m.

Following refurbishment, the first-floor offices will have suspended ceilings, lighting, carpeting and an air handling system.

The unit will undergo a comprehensive refurbishment.

TERMS

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

VIEWING

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