

UNIT 7 MOUNT ROAD INDUSTRIAL ESTATE FELTHAM, TW13 6AR



TO LET WAREHOUSE UNIT WITH YARD 5,224 sq ft (485.30 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.



DESCRIPTION

The unit provides modern column free warehouse space with ground floor reception and first floor offices. The warehouse benefits from lighting, 2 electric loading doors, 3 phase power and an eaves height of 4.6m.

Following refurbishment, the first-floor offices will benefit from lighting, carpeting and an air handling system.

The warehouse loading doors directly open to the secure side yard with its own gated entrance to the estate road.

The internal photo is indicative only, of the unit once the refurbishment works are complete.

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ACCOMMODATION

	SQ M	SQ FT
Warehouse & Ground floor	385.10	4,145
First floor office	100/20	1079
TOTAL	485.30	5,224

AMENITIES

- 4.16m eaves
- Secure fenced side yard
- Parking to the front of the unit
- 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

Ed Thomason
M: 07818 065276
E: et@tlre.co.uk

Paul Londra
M: 07779 269290
E: pl@tlre.co.uk

Joint Agent: JLL
Name: Tom Bond/Harry Tanner
Contact: 020 8759 4141