

UNIT 7 MOUNT ROAD INDUSTRIAL ESTATE FELTHAM, TW13 6AR



Indicative photo following refurbishment



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

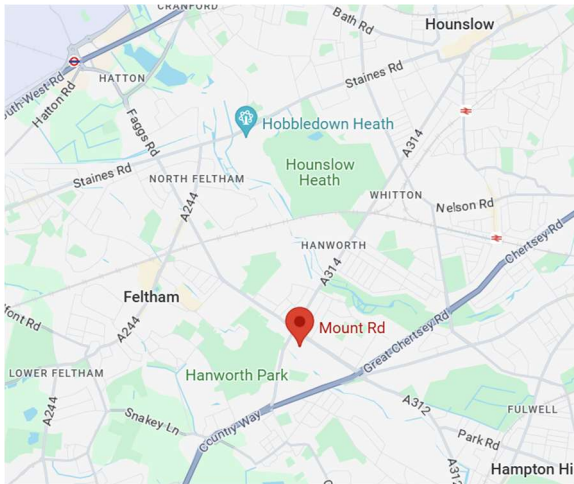
12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

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, 1 surface level loading doors, 3 phase power and an eaves height of 4.6m.

Following refurbishment, the first-floor offices will benefit from lighting, carpeting and a modern specification.

The warehouse loading door accesses 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
- 1 loading door
- 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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