

TO LET – FULLY REFURBISHED WAREHOUSE UNIT IN PRIME HEATHROW LOCATION



**Unit 1 Pier Road Industrial Estate
Feltham, TW14 0TW**

**23,515 SQ. FT.
(2,184 SQ.M.)**

Computer generated image

Unit 1, Pier Road Industrial Estate, North Feltham Trading Estate, Pier Road, Feltham, TW14 0TW

Location

The property is situated on Pier Road, which is off Central Way, on the North Feltham Trading Estate. The property is approximately 9 miles west of Central London and 1.5 miles from Heathrow Airport.

Both Feltham and Hounslow town centres are located approximately 2 miles distance from the property.

London underground stations are approximately 1 mile from the premises, being Hatton Cross (Piccadilly Line). Feltham main line station is approximately 1.3 miles away, providing regular trains to London Waterloo.

There are also good road links to Central London via the M4 Motorway which itself provides access to the M25 and national motorway network.



A4 – Great South- West Road	0.8 miles
Heathrow Airport	1.5 miles
A316 / M3	2.5 miles
M25 – Junction 13	5.8 miles



Hatton Cross (Piccadilly Line)	1.0 mile
Feltham (British Mainline)	1.3 miles
Heathrow Terminal 4 (Piccadilly)	2.4 miles



The Property

The unit is of steel portal frame construction with profile metal sheet cladding to elevations, having being comprehensively overhauled and refurbished approximately 6.5 years ago and fully reinstated in 2021. The unit provides good yardage and clear warehousing space accessed by 3 loading doors.

The offices provide carpeting, double glazing, suspended ceilings with lighting modules, perimeter trunking and WCs.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Unit 1	Sq. Ft.	Sq. M.
Warehouse	21,100	1,960
First Floor Offices	2,415	224
SUBTOTAL	23,515	2,184

Amenities

- Insulated Roof with Natural Lighting Panels
- 3 x Electric Loading Doors
- 5 m min. eaves height rising to 7.56 m in the apex
- Large Yardage
- Modern Open Plan Offices
- 120KVA Electric Supply

Terms

A new FRI lease is available for a term to be agreed.

Rent

£16.50 per sq. ft. + VAT

Business Rates

According to the Valuation Office Agency, the rateable value of this property is £223,000.

The rates payable for 2021/22 = approximately £114,176 per annum.

All applicants are advised to make their own enquiries with the local billing authority.

Use

B1, B2 and B8 use classes.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: B (36).



Contact Sole Agents
For Further Information or Viewings:

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