

TO LET

146.4 SQ. M (1575 SQ. FT) APPROX

UNIT 1, FIVEWAYS BUSINESS CENTRE, FELTHAM TW13 7AQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FIRST FLOOR OFFICES**
- **10 PARKING SPACES**
- **FULLY CARPETED**
- **GAS CENTRAL HEATING**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

UNIT 1, FIVEWAYS BUSINESS CENTRE, FELTHAM, MIDDLESEX TW13 7AQ

LOCATION

The property is located in Aspen Way, Feltham with frontage onto Polar Way, close to the junction with Felthambrook Way. The location benefits from good road communications with the A316/M3 motorway being within ½ a mile and the M25 is approximately 5½ miles.

Feltham High Street with its range of shops and eateries is approximately ½ a mile and Feltham railway station is approximately 1 mile away.

DESCRIPTION

The suite is situated on the first floor of this two storey building and provides two offices and separate fully fitted kitchen. There is shared use of male and female WC facilities.

The offices benefit from being fully carpeted, gas central heating, intercom and floor boxes for power and cabling. There are 10 parking spaces .

ACCOMMODATION

The offices have the following approximate net internal floor areas:-

Office 1	80.3 sq. m	864 sq. ft
Office 2	66.1 sq. m	711 sq. ft
TOTAL	146.4 SQ. M	1575 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£47,250 per annum

Rent is **inclusive** of business rates, heating, lighting, buildings insurance and maintenance.

ENERGY PERFORMANCE RATING

Energy Rating: C70

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

Paul Flannery
De Souza
020 8707 3035
paulf@desouza.co.uk

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.