

INDUSTRIAL UNIT

FOR SALE / TO LET

164.42 SQ. M (1,770 SQ. FT)

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

UNIT 8, BROWELLS LANE BUSINESS COMPLEX, FELTHAM TW13 7LW



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **ROLLER SHUTTER LOADING DOOR**
- **FORECOURT PARKING**
- **FIRST FLOOR OFFICES**
- **AIR CONDITIONING**
- **DOUBLE GLAZING**

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 8, BROWELLS LANE BUSINESS COMPLEX,
FELTHAM TW13 7LW**



LOCATION

The property is situated on south side of Browells Lane, close to the junction with Air Park Way in Feltham. Feltham is approximately 14 miles to the south west of central London and approximately 2.3 miles from Junction 1 of the M3 which provides access to the M25 and wider motorway network.

Nearby businesses include Halfords, DPD, Honeywell and UPS.

The property is within 300m of Feltham High Street which provides a wide range of different local amenities. Feltham railway station is located less than half a mile to the north of the property providing regular services to London Waterloo.

DESCRIPTION

The property comprises a two storey light industrial building with offices and male and female WC's to the first floor and open plan warehouse space to the ground floor. Externally the property benefits from a forecourt to the front providing parking and access to the loading door.

AMENITIES

- Roller shutter loading door
- Parking
- Air conditioning
- Male, Female WCs
- Entry phone system

BUSINESS RATES

2017 Rateable Value: £17,250

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

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ACCOMMODATION

The property has the following approximate gross internal floor area:

Ground: 91.69 SQ. M (987 SQ. FT)

First: 72.74 SQ. M (783 SQ. FT)

Total: 164.43 SQ. M (1,770 SQ. FT)

EPC

Energy Rating: D97

RENT

£29,500 per annum exclusive

New FR&I lease direct from the landlord for a term by arrangement.

PRICE

£425,000 for the freehold interest.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters

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