

TO LET

218.5 SQ. M (2351 SQ. FT) APPROX.

81—83 BEDFONT LANE, FELTHAM TW14 9BH

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **3 STOREY FORMER OFFICE BUILDING**
- **SUITABLE FOR A VARIETY OF USES**
- **FRONTAGE ON BEDFONT LANE**
- **3 PARKING SPACES**
- **FELTHAM RAILWAY STATION 0.2 MILES**

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.

81—83 BEDFONT LANE, TW14 9BH

LOCATION

The property is located in Bedfont Lane within a parade of local retail and food operators. Feltham town centre is in close proximity with its wide range of retail and leisure facilities and Feltham railway station is approximately 0.2 miles.

For road communications the A316 is approximately 0.2 miles providing access to Junction 1 of the M3 and Heathrow Airport is within approximately 2.5 miles.

DESCRIPTION

The property is arranged over 3 floors and is currently fitted for office use with a number of partitioned offices. There are male and female WC facilities on each floor as well as a staff/kitchen area on the ground floor.

The property is in good decorative order and benefits from UPVC windows with security shutters, air conditioning, gas central heating, a mixture of lino and carpet flooring, perimeter trunking and security alarm.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	96.06	1034
First Floor	80.95	871
Second Floor	41.45	446
TOTAL	218.46	2351

TENURE

Available on a new lease for a term by arrangement.

RENT

£34,000 per annum

BUSINESS RATES

2023 Rateable Value: £30,000

For confirmation of rates payable, please contact the business rates department of The London Borough of Hounslow.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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