

**TO LET / FOR SALE – TWO STOREY BUSINESS UNIT
WITH FIRST FLOOR OFFICES AND CAR PARKING**



**Unit 6 Devonshire Court
Victoria Road, Feltham, TW13 7LU**

**2,957 sq. ft.)
(274.76 sq. m.)**

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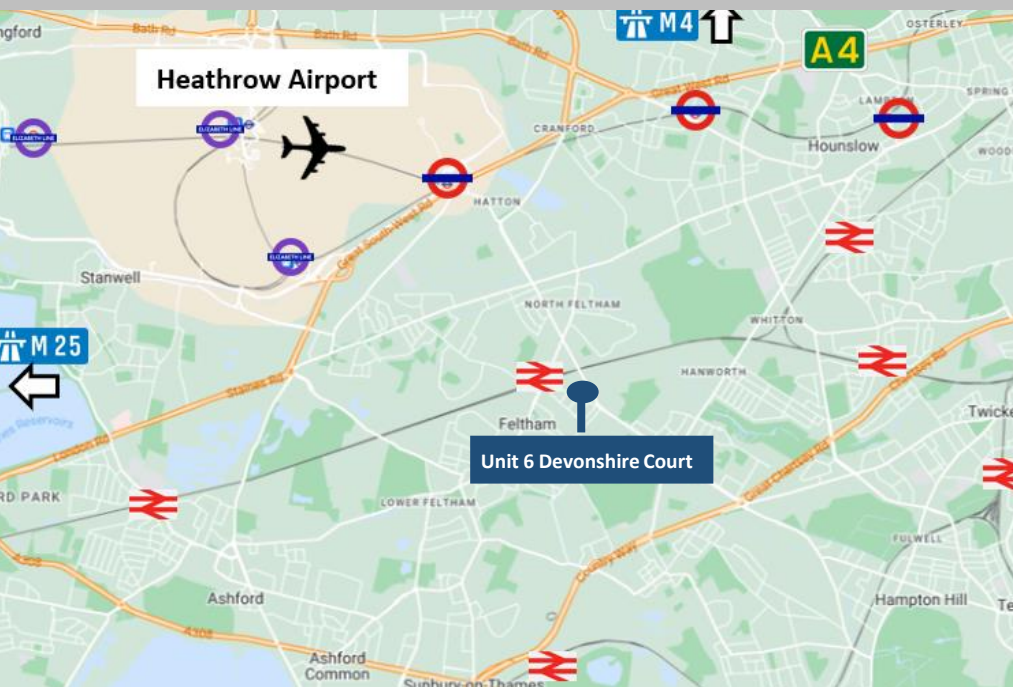
Location

The unit is located adjacent to the St Lawrence Business Centre, accessible off Victoria Road / Mono Lane, which in turn connects to the A244 High Street, Feltham in the town centre.

Heathrow Airport is approximately 3.8 miles to the north and Central London is approximately 14 miles to the east.

Feltham British Mainline Rail Station is approximately a 5-minute walk from the property and there are multiple bus stops in the area which provide public transport access to Hanworth, Hounslow, Heathrow and the surrounding areas.

The nearby Great Chertsey Road provides access to the M3 motorway and wider motorway network



A3/M3 – Junction 1	2.3 miles
Heathrow Airport – Terminal 4	3.8 miles
Central London (via A316)	14 miles



Feltham (British Mainline)	0.3 miles
Heathrow Terminal 4 (Piccadilly Line)	3.8 miles
Sunbury (British Mainline)	2.5 miles
Ashford (British Mainline)	3.2 miles

The Property

The premise comprises an end terrace industrial / warehousing unit, with ancillary first floor offices, which we believe was originally constructed in the early 1990s. The unit is constructed of steel portal frame, under a pitched roof, with half brick elevations and steel profile cladding.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Unit 6 Devonshire Court	Sq. Ft.	Sq. M.
Ground Floor Warehouse	1,680	156.11
First Floor Office	1,277	118.65
TOTAL	2,957	274.76



Specification

- Manual roller shutter loading door
- Approximate minimum eaves height 5.5m
- Strip lighting
- Three phase power
- First floor office accommodation
- Car parking available
- Air conditioning (un-tested)
- Separate male and female WC facilities

Rent

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

£65,000 + VAT per annum exclusive (c. £22.00 per sq. ft.).

Freehold

Offers in excess of £1,000,000 + VAT.

Business Rates

According to the Valuation Office Agency website, the rateable value of the property is £29,250.

Transitional adjustments may apply - all applicants are advised to make their own enquires through the London Borough of Hounslow billing authority.

VAT

VAT is Applicable.

Service Charge

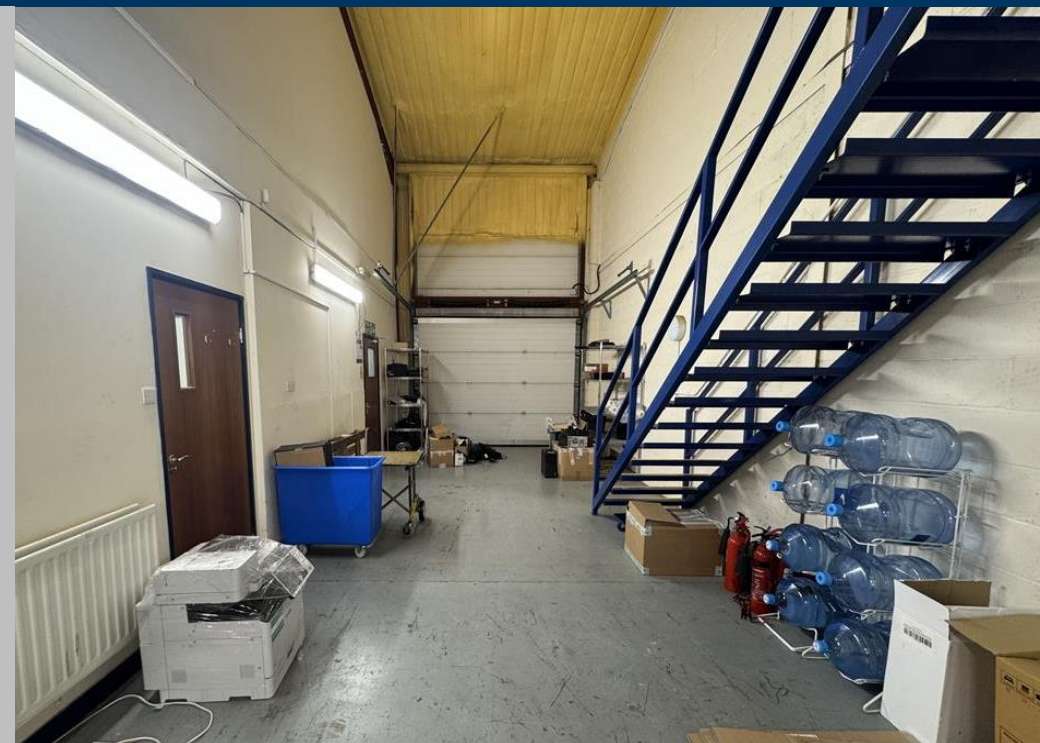
A service charge of £700 per quarter is payable in relation to the maintenance of the common areas of the estate.

Legal Costs

Each party to bear their own legal costs.

EPC

An EPC has been commissioned – further details available from the agents.



Viewing

Strictly through prior arrangement with joint sole agents Vokins and Sneller Commercial.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. January 2025.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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