

INDUSTRIAL / TRADE COUNTER FOR SALE / TO LET

435.39 SQ. M (4687 SQ. FT) Plus Mezzanine

UNIT 3, BROWELLS LANE, FELTHAM TW13 7EQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CONCERTINA LOADING DOOR**
- **5 PARKING SPACES & YARD**
- **FULLY AIR CONDITIONED**
- **MEZZANINE FLOOR**
- **OPPOSITE LEISURE WEST FELTHAM**

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 3, BROWELLS LANE, FELTHAM TW13 7EQ

LOCATION

The property is situated on south side of Browells Lane, opposite 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 close to Feltham High Street which provides a wide range of different local amenities. Feltham railway station is located approximately half a mile to the north of the property providing regular services to London Waterloo.

DESCRIPTION

The property comprises a two storey warehouse building with a mezzanine floor. There are offices to the first floor and the mezzanine. Externally the property benefits from a secure yard to the front providing parking and access to the concertina loading door.

AMENITIES

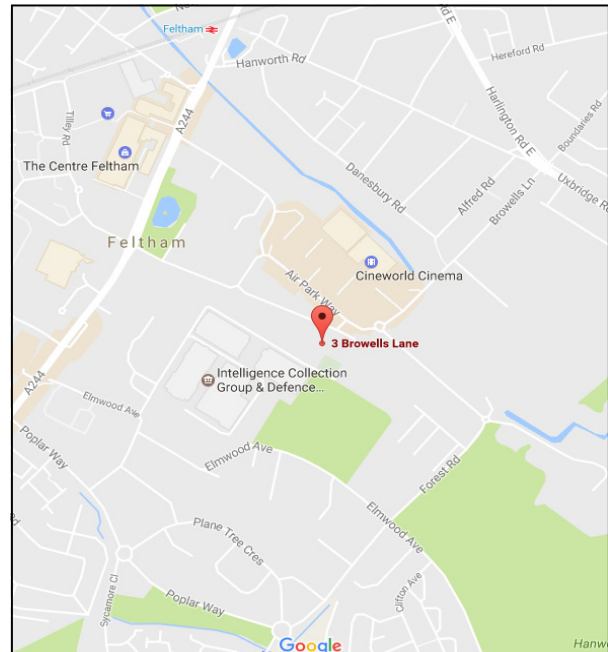
- Concertina loading door
- Secure yard
- Parking
- Air conditioning
- Male, Female & Disabled WCs
- Entry phone system

BUSINESS RATES

2017 Rateable Value: £39,500

EPC

Energy Rating: TBC



ACCOMMODATION

The property has the following approximate gross internal floor areas:

Ground: 370.96 SQ. M (3,993 SQ. FT)
Mezz: 201.25 SQ. M (2,166 SQ. FT)
First: 64.46 SQ. M (694 SQ. FT)

Total: 636.67 SQ. M (6,853 SQ. FT)

PRICE

Offers are invited in excess of £1,000,000 for the freehold interest.

RENT

£68,000 per annum
New FR&I lease direct from the landlord for a term by arrangement.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

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

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