



TO LET

Unit 3 Vector Park Feltham

Forest Road, Feltham TW13 7EJ

**11,308 SQ FT
(1,050.56 SQ M)**

Key Points:

- Securely fenced rear yard
- 8.03m clear height
- 2 level access loading doors
- Fitted office/reception and WC provisions

Colliers

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Description

The unit is a mid-terrace industrial unit, benefitting from a clear height of 8.03m with 2 level loading door and fitted offices/reception on ground and first-floor.

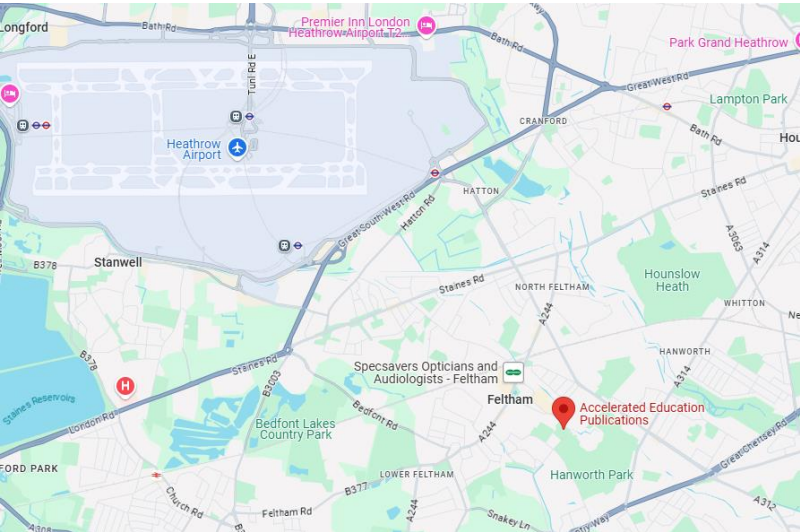
The unit also benefits from 24/7 access, allocated parking and secure rear yard.

Location

Vector Park is situated in a strategic industrial location in Feltham.

The estate is approximately 1.8 miles from the M3 motorway (J1 via the A316) and 2.4 miles from the A30 road network connecting London Heathrow Airport.

The site is within 1 mile of Feltham mainline train station, allowing convenient access to central London via the Southwestern railway services.



Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	8,728	810.88
Ground floor reception	1,288	119.66
First Floor Offices	1,292	120.02
Total	11,308	1050.56

Rent

Rent on Application

Business Rates

Interested parties are advised to make their own enquires with the local council.

Energy Performance Rating

66- C

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit is available by way of a sublease/assignment of an existing lease, expiring May 2029.

VAT

All prices and other costs quoted exclusive of VAT.

Alternatively, a new FRI lease may be available from the landlord directly.

Further details available upon request.







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