

To Let

Mid Terrace Modern Industrial / Warehouse Unit

To Be Refurbished

- 8m clear eaves height
- Electrically operated up and over sectional loading doors 4m x 5m
- Reinforced concrete floor to Heavy Load category (37.5kN/m^2)
- Office has a wheelchair lift and benefits from gas powered central heating

V2 Vector Park

Forest Road, Feltham, TW13 7EJ

11,183 sq ft

1,038.93 sq m

Reference: #318495

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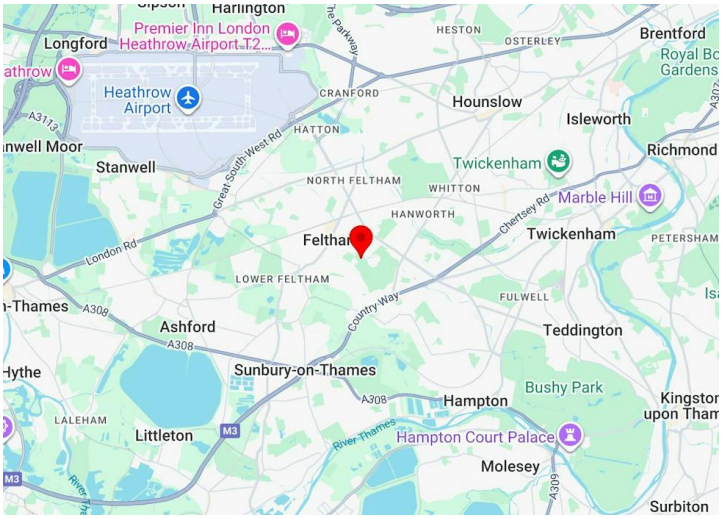

Summary

Available Size	11,183 sq ft / 1,038.93 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

V2 comprises a mid terrace modern industrial / warehouse unit with two storey offices to the front and a large secure fenced yard to the rear. The unit is to be refurbished throughout to a high standard.

Location

Vector Park is located within walking distance of Feltham's recently regenerated town centre which offers banking and retail facilities. The nearby Leisure West complex also offers a range of entertainment and restaurant facilities. Feltham station is less than a mile away, offering frequent overland services to Victoria via Clapham Station and a direct service to Waterloo. Heathrow Airport is approximately 2 miles away and is accessed via the A312.

Specification

- 8m clear eaves height
- Reinforced concrete floor to Heavy Load category (37.5kN/m^2)
- Electrically operated up and over sectional loading doors 4m x 5m
- Secure yard

OFFICE

- Double glazed windows
- Raised access carpeted floors
- Suspended ceilings with LG3 compliant lighting
- Gas powered central heating

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	7,730	718.14
Ground Floor Office	1,747	162.30
Office	1,706	158.49
Total	**11,183**	**1,038.93**

Viewings

Strictly through joint soles agents JLL & De Souza

Terms

A new lease is available directly from the Landlords for a term by arrangement

Business Rates

Interested parties are advised to make their own enquiries

Harry Tanner
07707 863738
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