TELSAR.com

TO LET

Unit 13, Maple Industrial Estate

Maple Way, Feltham, TW13 7AW

Light Industrial / Warehouse Unit

592 sq ft

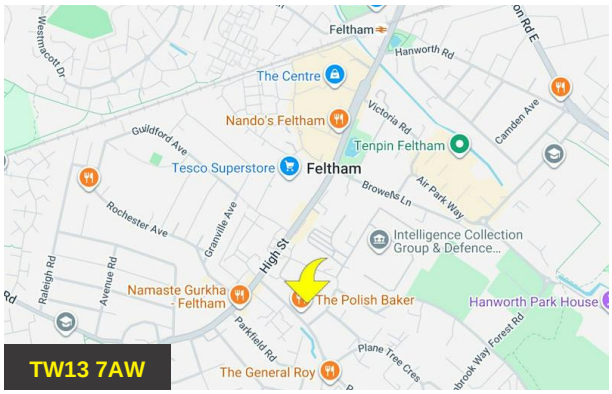
(55 sq m)

- Min height 4.1m rising to 6.3m at the apex
- Up and over loading door
- Dedicated loading bay
- Parking spaces
- 3 Phase power
- WC
- Translucent roof panels
- Secure gated estate
- Walking distance to Feltham Station

Unit 13, Maple Industrial Estate, Maple Way, Feltham, TW13 7AW

Summary

Available Size	592 sq ft
Rent	£18,950 per annum
Business Rates	Interested parties are advised to contact the local rating authority.
Service Charge	Approx. £1,205 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Location

Maple Industrial Estate lies off Poplar Way, which in turn is located off Feltham High Street (A244). The A316 is within a mile of the premises, which in turn connects with Junction 1 of the M3 in approximately 2 miles. Heathrow Airport is within 3.5 miles and there are a number of bus routes that service the area.

Travel Distances

Feltham High Street - 0.1 miles
Feltham Overground Station - 0.4 miles
Heathrow Airport T4- 3.1 miles
Central London - 15 miles

Source: Google Maps

Description

The subject premises comprise 1980's built steel truss frame warehouse building with a pitched roof. Access is provided via a up and over loading door serviced by a dedicated loading bay. The unit benefits from 3 phase power, a max height of 6.3m and parking spaces.

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	592	55
Total	**592**	**55**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information

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