TELSAR.com

TO LET

Unit 5, Devonshire Court

Victoria Road, Feltham, TW13 7LU

Industrial / Warehouse Unit

1,598 sq ft

(148.46 sq m)

- Max height 6m at the apex
- Up and over shutter
- Dedicated loading bay
- Allocated parking
- Translucent roof panels
- 3 phase power
- Minimum height 5m
- Walking distance to Feltham Station
- Walking distance to High Street amenities

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Summary

Available Size	1,598 sq ft
Rent	£35,200 per annum
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	Approximately £1,700 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Location

Devonshire court is located adjacent to St Lawrence Business Centre which is accessible off Victoria Road / Mono Lane, which in turn connects to the A244 High Street, Feltham, which adjoins the A312 Uxbridge Road / Hanworth Road. The property is ideally located for access to Feltham Town Centre as well as Junction 1 of the M3 motorway which offers access to the wider motorway networks as well as being conveniently located for access towards Hounslow and Heathrow Airport.

Description

Mid-terraced industrial / warehouse unit originally constructed in the early 1990's. The units are constructed with brick and block work supported by steel portal frame under a pitched roof with half brick elevations to steel profile cladding. The building benefits from a 3 phase power supply, allocated parking and a dedicated loading bay.

Accommodation

All measurements are approximate and measured on a gross external area basis (GEA).

Description	sq ft	sq m
Warehouse	1,598	148.46
Mezzanine	286	26.57

Tenure

Leasehold - The premises are available by way of a new full 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).

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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