

**TO LET**

**6,801 SQ FT (631.83 SQ M)**

**TO BE REFURBISHED**

**INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD**

**UNIT 5**

**MOUNT ROAD INDUSTRIAL ESTATE**

**Mount Road, Feltham, Hounslow, TW13 6AR**



INDICATIVE OUTLINE ONLY

# UNIT 5 MOUNT ROAD INDUSTRIAL ESTATE

Mount Road, Feltham, Hounslow, TW13 6AR

## LOCATION

The site is situated on the established Mount Road Industrial Estate, Feltham, on the A312 Hampton Road West. To the north the A312 leads towards Heathrow Airport, A30, A4 and M4 motorway (Junction 3).

To the south is the A316 which provides access to central London to the East and merges with the M3 Motorway (Junction 1) at Sunbury to the West.

Heathrow Airport is within 3.5 miles and there are a number of bus routes that service the area.

## DESCRIPTION

The unit comprises of industrial/warehouse building under a portal frame structure with a concrete floor, good natural light and two loading doors, to the front of the building are ground and first floor offices to be refurbished. Externally to the side is a yard which can be secured.

## AMENITIES

- Maximum eaves height of 6.5m
- Concrete floor
- Two loading doors
- Self-contained yard
- Parking
- LED lighting\*
- WCs
- Gas blower\*
- 3 phase electric\*
- Gas
- Translucent roof panels

- Kitchenette
- Fire alarm\*

### First Floor Offices

- Suspended ceiling
- Carpet tiles
- Male & female WCs
- Open planned offices

\*Not tested

## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	5,719	531.31
Ground Floor Storage	541	50.26
First Floor Offices	541	50.26
<b>TOTAL</b>	<b>6,801</b>	<b>631.83</b>
Yard	5,044	468.60

All measurements are based on a approximate gross internal area

## TENURE

Leasehold

## RENT

£11.95 per sq ft  
(All prices are subject to VAT)

## BUSINESS RATES

Interested parties are advised to contact the local rating authority.

## EPC

Available upon request.

## VIEWING

By appointments with sole agents.

Bal Panesar  
07956 21 20 20  
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