



**UNIT 645, RIVER
GARDENS, NORTH
FELTHAM TRADING
ESTATE, FELTHAM, TW14
OSN**

**TO LET
AVAILABLE**
3,974 SQ FT (369.19 SQ M)

LOCATION

The Unit is situated on River Gardens, North Feltham Trading Estate, close to the junction with Staines Road.

North Feltham Trading Estate is located to the South of the Heathrow Cargo Centre but the unit also benefits from being 4.5 miles from Junction 1 of the M3, 3.1 miles from junction 3 of the M4 and 5.6 miles of junction 14 of the M25. Feltham Train Station lies approximately 1 mile from the unit and has services to London Waterloo.

DESCRIPTION

Unit 645 River Gardens is a modern steel portal frame constructed unit with brick/ clad elevations and also benefits from a generous loading apron.

The unit has an eaves height of 5.1m, up and over loading door, office accommodation and 6 dedicated car parking spaces.

TERMS

The premises are available on a new lease to be agreed.

ACCOMMODATION

Floor Area	sq ft	sq m
Warehouse	2,720	252.69
Ground floor offices	600	55.74
First floor offices	635	58.99
Total	3,955	367.43

RENT

£15.75 psf

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATES

Interested parties should make their own enquiries to the London Borough of Hounslow 020 8583 5555.

EPC

An EPC is available on request

VIEWING

Strictly by appointment through sole agents dohertybaines. Contact:

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Misrepresentations Act 1967:

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