

## Unit 5, Hampton Business Park, Bolney Way, Feltham, TW13 6DB

9,132.17 sq ft (848.41 sq m)

- Excellent access to A316, M3 & M25
- Established trade location
- 5.5 m eaves rising to 7.3 m
- To be refurbished



## Location

Unit 5 which is to be refurbished is located within the established Hampton Business Park. It is situated just off the A316 (Chertsey Road) which runs between the A4 at Chiswick and Junction 1 of the M3, the units therefore benefit from excellent access to the M3, M25 and national motorway network. The A316 also provides for direct access to the A4 and its links to Central London & the M4 westbound.

## Description

Hampton Business Park comprises a terrace of industrial / trade units of steel portal frame construction, refurbished in 2010 to include a back to frame refurbishment with new roof and cladding.

## Accommodation

The approx gross external floor area is set out below:

Description	Sq ft	Sq m
Ground Floor warehouse	7,704.87	715.81
Ground Floor Undercroft	713.65	66.30
First Floor Offices	713.65	66.30
<b>Total</b>	<b>9,132.17</b>	<b>848.41</b>

## Specification

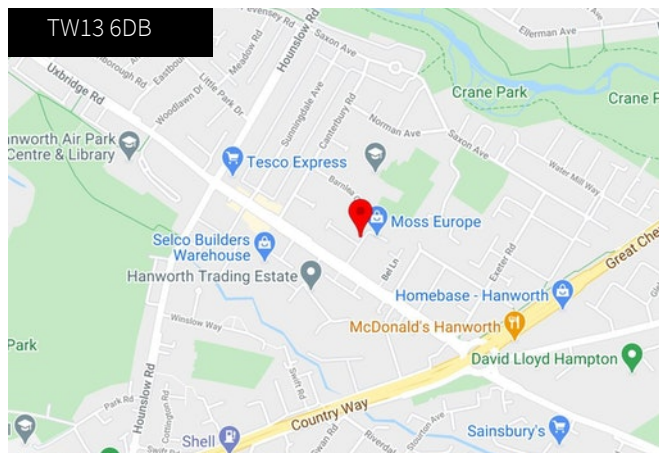
- \* 5.5 m rising to 7.3 m eaves
- \* Established trade location
- \* Electric up and over loading door
- \* 10 parking spaces
- \* First floor fitted offices
- \* Kitchenette facility

## Terms

The accommodation is available on a new full repairing and insuring lease direct from the Landlord

## Service Charge

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.



## EPC

This property has been graded as B (46).

## Business Rates

Upon Enquiry

## Viewing & Further Information

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