



INDUSTRIAL / WAREHOUSE PREMISES

TO LET



Key Benefits

- 3.5m - 4.4 m clear height
- Secure yards
- Unit 764 has offices to first floor
- Loading doors to each unit

TWO INDUSTRIAL / WAREHOUSE BUILDINGS:

764 & 765 BROWELLS LANE, FELTHAM TW13 7EQ

13,996 sq ft (1,300 sq m)

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764 & 765 BROWELLS LANE, FELTHAM TW13 7EQ

LOCATION

The properties are situated on Browells Lane, close to the junction with Air Park Way & Forest Road in Feltham. Feltham is approximately 14 miles to the south west of central London and approximately 2.3 miles from Junction 1 of the M3 which provides access to the M25 and wider motorway network.

Feltham station is less than one mile distance, offering frequent overland services to Victoria via Clapham Junction and a direct service to Waterloo.

Distances:

London Heathrow Airport - 3.6 miles

Feltham Town Centre – 0.2 miles

Feltham Railway Station - 0.6 miles

DESCRIPTION

Two detached industrial / warehouse units of brick construction and steel truss frames.

Unit 764 benefits from:

- * 4.4 m clear height / 9.75m to apex
- * Secure shared yard
- * 3 loading doors
- * Offices to first floor

Unit 765 benefits from:

- * 3.5m clear height / 7.25m to apex
- * Secure yard
- * 2 loading doors

EPC

Energy Performance Asset Rating - tbc

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
Unit 764		
Ground floor WH	7,373	685
1 st floor offices	1,480	137
Total	8,853	822
Unit 765		
Ground floor WH	5,143	478
Total	5,143	478
Total combined size	13,996	1,300

RENT

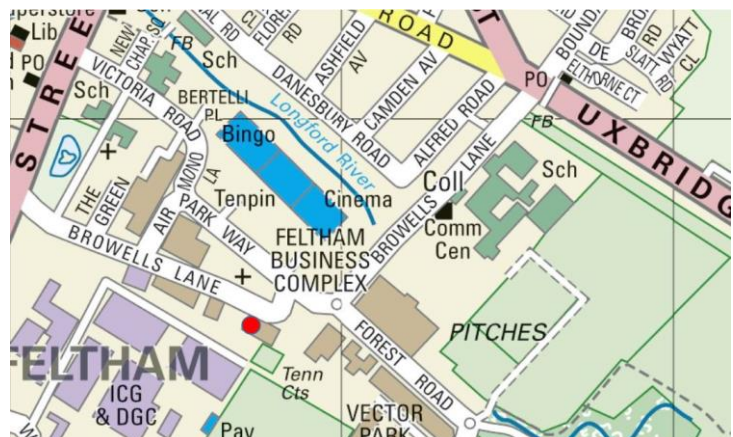
New FRI lease on flexible terms.

RATES

Interested parties are advised to make their own enquires.

LEGAL COSTS

Each party to bear their own legal costs.



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Chartered Surveyors