



## 22A The Centre, Feltham TW13 4BH

### Location

The property forms part of The Centre, Feltham which comprises 380,000 sq ft of retail space with tenants including **Asda, Next, Argos, Sports Direct, JD Sports and Matalan.**

The unit occupies a busy position on the High Street fronting onto the A244 Hounslow Road, with unit access in between **Greggs** and **Poundstretcher**. Other nearby retailers include **Specsavers, Superdrug, Boots, CeX, Iceland** and **Costa.**

### Accommodation

The premises comprises a first floor unit, with the following approximate net internal floor areas:-

First Floor	106 m <sup>2</sup>	1,136 sq ft
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### Lease Terms

A new full repairing and insuring lease for a term to be agreed. Flexible terms considered.

### Rent

Upon application.

### Service Charge

The current estimated service charge is £3,816 per annum.

### Business Rates

Rateable Value:	£12,250
UBR 2019/20:	49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 020 8583 2000.

### Energy Performance Certificate

The property has been rated within Band E. A copy of the Report is available on request.

### Legal Costs

Each party to be responsible for their own legal costs.



### Letting Agents



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June 2019  
Subject to Contract

# 1<sup>st</sup> Floor Studio/Office To Let



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