

Warehouse / Industrial Unit



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TO LET

**705 SQ FT
(66.5 SQ M)**

Unit 14, Maple Industrial Estate
Maple Way, Feltham, TW13 7AW

Key points:

- 4.17m eaves rising to 6.6m
- 1 x up and over roller shutter door
- Dedicated loading bay
- 3 phase power
- Allocated parking
- WC facilities
- LED lighting
- Concrete floor
- 24/7 access on a secure estate



Indicative Image

Contact Us:

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Unit 14, Maple Industrial Estate, Feltham

Description

The property is a mid-terrace unit of 705 sqft, due to undergo a light refurbishment and is a steel truss frame warehouses with a pitched roof.

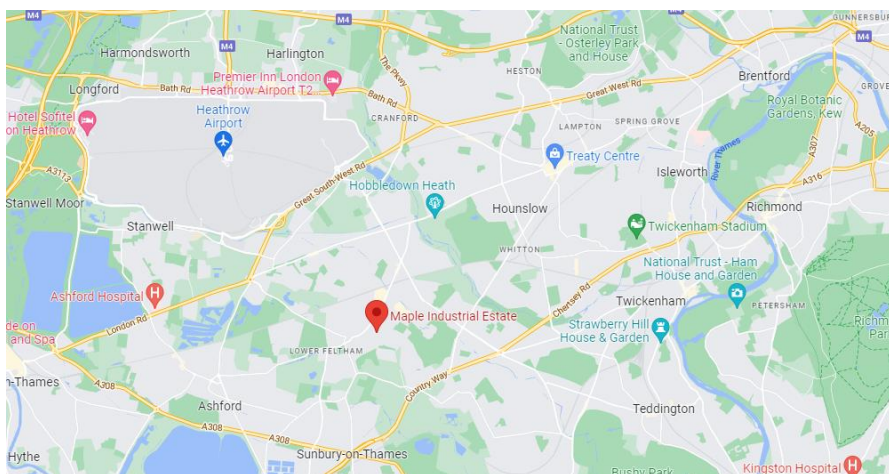
The unit has 4.1m clear internal height rising to 6.6m with its own up-and-over loading door and a loading bay and allocated parking.

Location

Maple Industrial Estate is located off Feltham High Street (A244). Country Way (A316) is approximately 1 mile from the estate which in turn is within two miles of the M3 at Junction 1.

The estate is also accessible to the Heathrow Airport (3.1 miles) and the M25 (6.3 miles).

There are also a number of bus routes nearby and Feltham train station is located half a mile away.



Rent

£23,500 pa

Service Charge

£1,350 per annum (approx.)

Energy Performance Rating

EPC rating available upon request.

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

The Colliers logo, featuring the word 'Colliers' in a white serif font on a dark blue background, with a horizontal bar below it consisting of yellow, red, and blue segments.

Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.