



Unit 1, Dockwells Industrial Estate
Central Way, Feltham, TW14 0RX

**Newly Refurbished Industrial /
Warehouse Unit**

3,773 sq ft

(350.52 sq m)

- Secure gated estate
- Min 4.2m eaves height rising to 5.7m
- Concertina loading door
- 5x Allocated parking
- Loading bay
- 3 Phase power & gas
- WC's
- LED lighting
- Translucent roof panels
- Ancillary office accommodation

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Summary

Available Size	3,773 sq ft
Rent	£73,574.00 per annum
Business Rates	Interested parties are advised to contact the local rating authority.
Service Charge	Approx. £7,278.47 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Dockwells Industrial Estate is situated on Central Way which in turn is located off Faggs Road (A312). The A30 is within 1 mile of the premises which in turn connects to the M4 which allows access to Central London and Heathrow Airport terminal 4 within close proximity. The premises is further serviced by Hatton Cross Underground Station (Piccadilly Line) and Feltham Station located just over 1 mile from the premises.

Description

Dockwells Trading Estate is made of 5 light industrial units on a gated estate. The subject premises comprise newly refurbished 1980's brick built construction with metal cladding warehouse with a pitched roof. The unit leads into ancillary office accommodation with the rest of the building comprising of an open plan warehouse with access provided via a concertina loading door serviced by a dedicated loading bay. The unit further benefits from 3 phase power, gas and a clear height of 4.2m, with allocated car parking spaces to the front of the unit.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

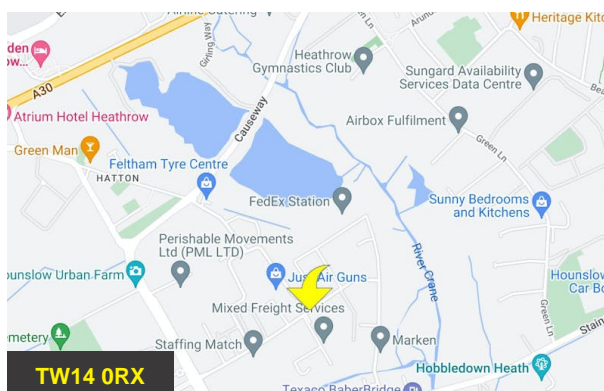
Description	sq ft	sq m
Warehouse	3,424	318.10
Office	349	32.42
Total	3,773	350.52

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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