



INDUSTRIAL PREMISES

TO LET



Key Benefits

- # 2 Loading doors
- # Secure shared yard
- # 24 Hour access 7 days a week
- # To be refurbished
- # Established Heathrow location

INDUSTRIAL / WAREHOUSE UNIT – UNDER REFURBISHMENT

UNIT 2, STAINES ROAD, GRIFFIN CENTRE FELTHAM, MIDDLESEX, TW14 0HS

17,435 sq ft (1,619.76 sq m) GEA

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LOCATION

The Griffin Centre is located at the junction of Staines Road (A315) and Faggs Road (A312) in the heart of Feltham's industrial area. The M3 and M4 motorways are a short distance from the property.

The Griffin Centre is also well located for Heathrow Airport's Cargo Terminal and is well served by public transport with a number of bus routes passing close to the premises.

Hatton Cross London Underground Station (Piccadilly Line) and Feltham (Network Rail) are within a mile of the premises and provide a regular service to Central London

DESCRIPTION

Unit 2 is of steel portal frame construction with 2 storey office accommodation with 2 loading doors. Internally the warehouse benefits from 7.4m eaves and provides clear span warehouse accommodation.

The unit is being comprehensively refurbished throughout. Externally, the unit has a substantial car parking and yard area., which is fenced.

ACCOMMODATION

The property comprises the following approximate gross external areas:-

	FT ²	M ²
Ground floor warehouse	15,818	1,469.50
First floor office	1,617	150.20
TOTAL (GEA)	17,435	1,619.70

TERMS

The accommodation is available by way of a new lease on FRI terms to be agreed.

RENT / PRICE

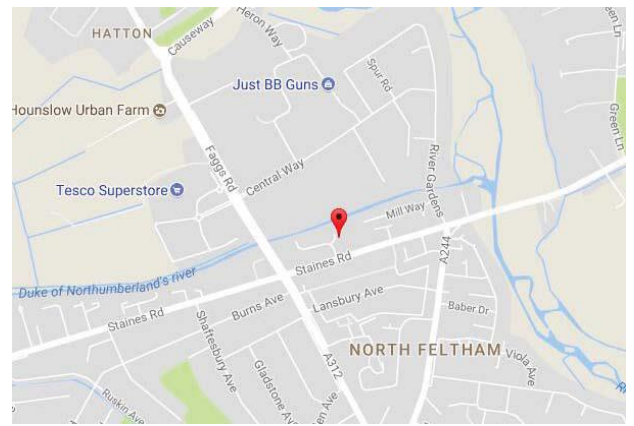
Available on request

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – C75



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Chartered Surveyors