



## Unit 13, Maple Industrial Estate

Maple Way, Feltham, TW13 7AW

### Light Industrial / Warehouse Unit

# 592 sq ft

(55 sq m)

- Min height 4.1m rising to 6.3m at the apex
- Up and over roller shutter
- Dedicated loading bay
- Parking spaces
- 3 Phase power
- WC
- Translucent roof panels
- Secure gated estate
- Walking distance to Feltham Station

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## Summary

<b>Available Size</b>	592 sq ft
<b>Rent</b>	£21,500 per annum
<b>Business Rates</b>	Interested parties are advised to contact the local rating authority.
<b>Service Charge</b>	Approx. £1,205 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Maple Industrial Estate lies off Poplar Way, which in turn is located off Feltham High Street (A244). The A316 is within a mile of the premises, which in turn connects with Junction 1 of the M3 in approximately 2 miles. Heathrow Airport is within 3.5 miles and there are a number of bus routes that service the area.

## Travel Distances

Feltham High Street - 0.1 miles

Feltham Overground Station - 0.4 miles

Heathrow Airport T4- 3.1 miles

Central London - 15 miles

Source: Google Maps

## Description

The subject premises comprise 1980's built steel truss frame warehouse building with a pitched roof. Access is provided via a up and over loading door serviced by a dedicated loading bay. The unit benefits from 3 phase power, a max height of 6.3m and parking spaces.

## Tenure

Leasehold - The premises are available by way of a new internal 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).

## Accommodation

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

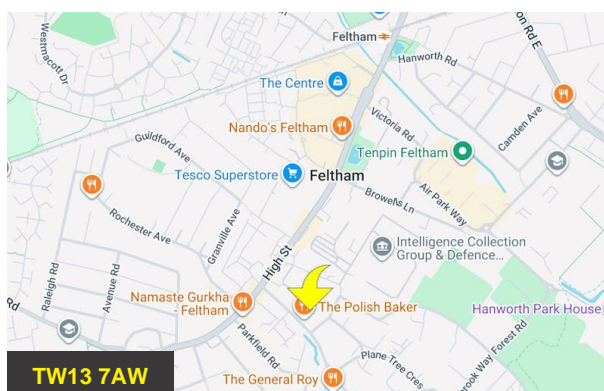
Description	sq ft	sq m
Warehouse	592	55
<b>Total</b>	<b>592</b>	<b>55</b>

## 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.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



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