

UNIT 4



Bolney Way, Feltham | TW13 6DB



**EXCELLENT ACCESS
TO A316, M3 & M25**

**5.5M EAVES
RISING TO 7.3M**

REFURBISHED

**ESTABLISHED
TRADE LOCATION**

8,898 sq ft (827 sq m)

INDUSTRIAL, WAREHOUSE OR TRADE COUNTER UNIT

**WITH ROADSIDE PROMINENCE FRONTING
THE BUSY HAMPTON ROAD WEST (A312)**

TO LET

LOCATION

Unit 4, which has been extensively refurbished, is located within the established Hampton Business Park. It is situated just off the A316 (Chertsey Road) which runs between the A4 at Chiswick and Junction 1 of the M3, the units therefore benefit from excellent access to the M3, M25 and national motorway network. The A316 also provides for direct access to the A4 and its links to Central London and the M4 westbound.

DESCRIPTION

Hampton Business Park comprises a terrace of industrial/trade units of steel portal frame construction. Unit 4 which was refurbished in 2022 sits at the end terrace offering roadside prominence.

OCCUPIERS

On Hampton Business Park and nearby include Howdens Joinery, Screwfix, Toolstation, Dulux and Selco.



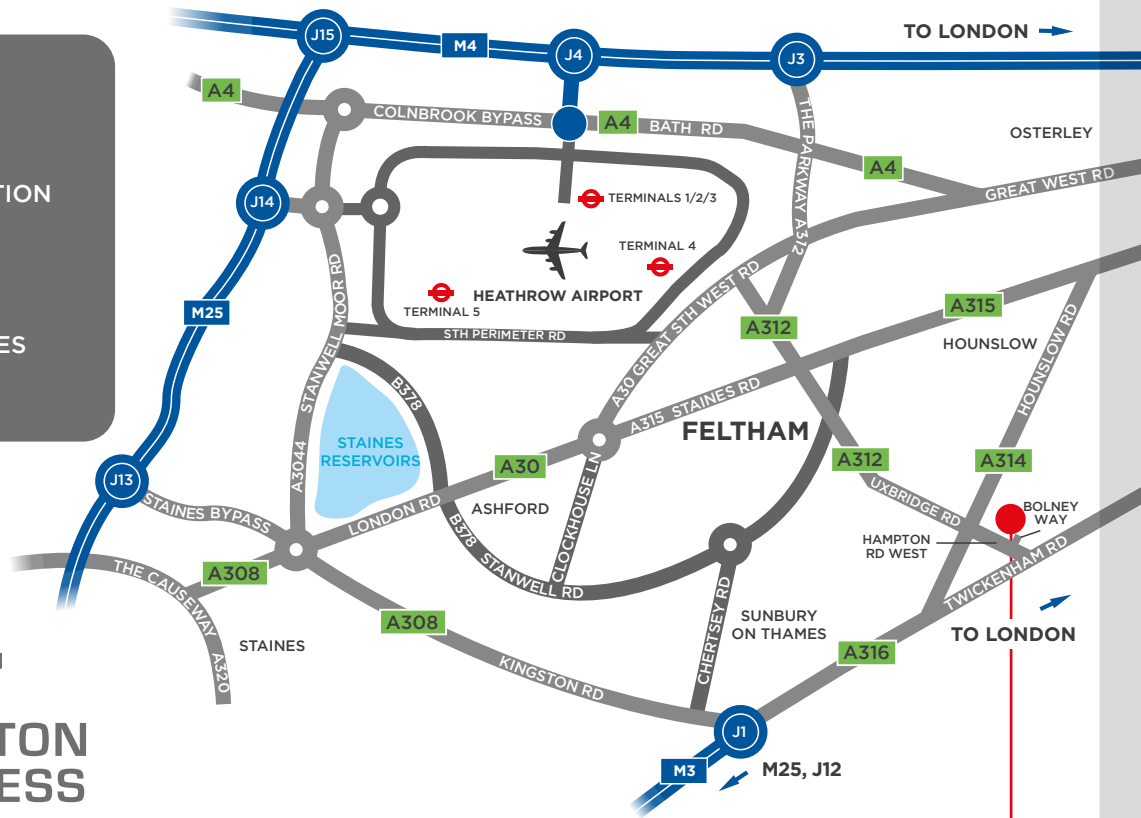
SPECIFICATION

- 5.5M RISING TO 7.3M EAVES
- ESTABLISHED TRADE LOCATION
- ELECTRIC UP AND OVER LOADING DOOR
- 11 PARKING SPACES
- FIRST FLOOR FITTED OFFICES
- KITCHENETTE FACILITY

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SAT NAV: TW13 6DB



TERMS

The accommodation is available on a new full repairing and insuring lease direct from the Landlord.

SERVICE CHARGE

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

ACCOMMODATION

The approximate gross external floor area is set out below:

	sq ft	sq m
Ground Floor Warehouse	8,089	751.47
First Floor Offices	809	75.15
TOTAL	8,898	826.62

EPC

This property has been graded as B (46).

BUSINESS RATES

Upon enquiry.

VIEWING & FURTHER INFORMATION



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