COMMERCIAL PROPERTY CONSULTANTS 33 CAVENDISH SQUARE, LONDON W1G 0PW TEL: 020 7493 8338 FAX: 020 7182 4100



## TO LET

## SINGLE STOREY WAREHOUSE / INDUSTRIAL UNIT & 0.5 ACRE OF LAND APPROXIMATELY 6,100 SQ FT (567 SQ M) ARNOLD HAWKER HOUSE, CENTRAL WAY, NORTH FELTHAM TRADING ESTATE, FELTHAM, MIDDLESEX TW14 0XQ



LOCATION:

The property is situated on the North Feltham Trading Estate in Central Way, off Faggs Road (A312). The M4 Motorway (junction 3) is about 2 miles distant providing access to Heathrow Airport, Central London and The West. Hatton Cross underground station (Piccadilly Line) is approximately one mile.

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Diamond Associates for themselves and for the vendor(s)/lessor(s) of this property, give notice that these particulars do not form any part of any offer or contract. The statements contained herein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact. Any intending purchaser(s)/lesser(s) must satisfy themselves as to the correctness of each statement made herein and the vendor(s)/lessor(s) do not make or give, and neither the firm nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All properties are offered subject to contract and availability.

DESCRIPTION:	The premises comprise a single storey brick built steel framed warehouse / industrial unit, fronted by three storey offices, under a pitched trussed roof having translucent roof panels. The eaves height is approximately 17' 6". The warehouse has the benefit of strip lighting, gas fired blower heating and a burglar alarm system. There is a small mezzanine area to the rear of the warehouse.			
	There is one electrically operated roller shutter loading door, 12' 8" wide x 13' high accessed from the rear of the unit, and it is proposed to create a further loading door to the side from the adjacent land.			
	Redecorated ground floor offices front the warehouse and have the benefit of central heating, air conditioning units, fluorescent lighting, carpeting, window blinds and male and female wcs. Additional offices at first floor level can be made available.			
ACCOMMODATION:	Warehouse / Industrial Ground Floor Offices TOTAL: Adjacent Land		5,250 sq ft approx <u>850</u> sq ft approx <u>6,100</u> sq ft approx	(488 sq m) ( <u>79</u> sq m) ( <u>567</u> sq m)
			<b>21</b> ,780 <b>sq ft (.5 acre)</b>	(.2 hectare)
TERMS:	Lease:	A new full repairing and insuring lease to be granted for a term of years to be agreed. £90,000 per annum exclusive.		
	Rent:			
RATES:	Warehouse Payable: Land RV: Payable:	RV: £43,500 @ 45.8 pence in the £ (2012/13).		
LEGAL COSTS:	Each side to be responsible for their own legal costs.			
VIEWING:	Strictly by appointment through:			
	Diamond Associates 33 Cavendish Square London W1G 0PW			
	Tel: 020 7493 8338			
	Email: gary@diamondassoc.co.uk			
SUBJECT TO CONTRACT				

(VAT, where applicable, may be added to any rents and prices quoted)