

COMMERCIAL PROPERTY CONSULTANTS  
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## **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**

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### **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.

## **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	5,250 sq ft approx	(488 sq m)
Ground Floor Offices	850 sq ft approx	(79 sq m)
<b>TOTAL:</b>	<b>6,100 sq ft approx</b>	<b>(567 sq m)</b>

Adjacent Land	21,780 sq ft (.5 acre) (.2 hectare)
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## **TERMS:**

Lease: A new full repairing and insuring lease to be granted for a term of years to be agreed.

Rent: £90,000 per annum exclusive.

## **RATES:**

Warehouse RV: £52,500 @ 45.8 pence in the £ (2012/13).

Payable: £24,045 pa.

Land RV: £43,500 @ 45.8 pence in the £ (2012/13).

Payable: £19,808.50 pa

## **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](mailto:gary@diamondassoc.co.uk)

## **SUBJECT TO CONTRACT**

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

(03/2013)

[www.diamondassoc.co.uk](http://www.diamondassoc.co.uk)