



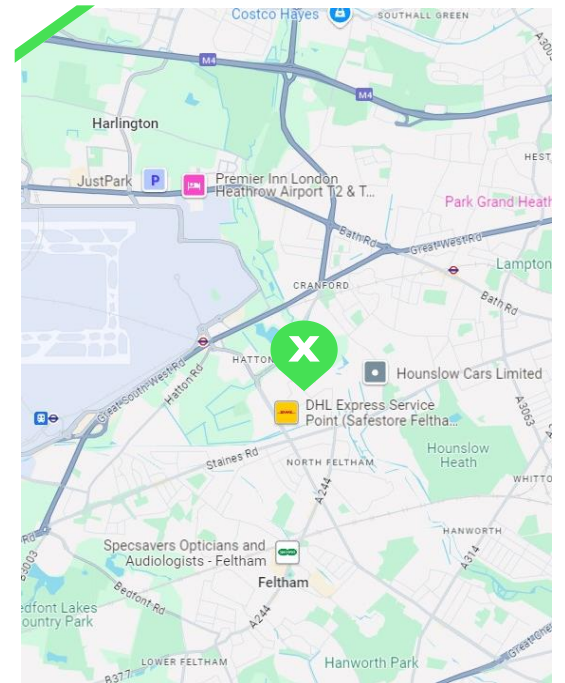
INDUSTRIAL / WAREHOUSE UNIT – FOR SALE (MAY LET)

UNITS 7 & 11 PIER ROAD, FELTHAM, TW14 0TW

21,904 sq ft (2,035 sq m)

The property consists of two adjoining buildings, with loading to the side and rear and offices to the front. The accommodation comprises a steel truss frame, solid concrete floors, and brick elevations. Both buildings are interconnected through the offices and factory. A service yard is located at the rear and car parking to the front.

- Rare freehold opportunity
- 2 level loading doors
- Minimum 4 metre eaves rising to 7.86m
- Service yard to the rear
- Site area of 0.66 acres
- Additional mezzanine storage (excluded from total area)
- Kitchenette & WC's
- Prime North Feltham location close to Heathrow Cargo Terminal



LOCATION

The property is situated on Pier Road, within the well-established North Feltham Trading Estate. Accessed via Central Way, Pier Road is a one way road that connects Central Way to Heron Way and Spaceway.

Approximately 9 miles west of Central London and close proximity to Heathrow Airport, the property is highly accessible by road. It offers easy connections to the A4 Great West Road (0.8 miles), the A316/M3 (2.5 miles), and M25 Junction 13 (5.8 miles).

Hatton Cross Underground Station (Piccadilly Line) is located approx. 1 mile away. Feltham mainline station approx. 1.3 miles away, providing regular services to London Waterloo.

ACCOMMODATION (APPROX) - GIA

	SQ FT	SQ M
Ground Floor Warehouse	14,653	1,361
Ground Floor Office / Ancillary	2,772	258
First Floor Office / Storage	3,598	334
Second Floor Office	882	82
TOTAL	21,904	2,035

Units could be available individually from 7,158 sq ft

PRICE

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

E-118.

The certificate is available on request.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The Freehold is available for purchase. Vendor will consider leasehold on FRI terms to be agreed.



For more information contact:

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