



# Feltham

## Unit 3

### Marlin Park

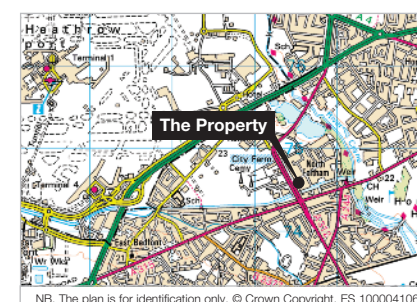
### Central Way

### Middlesex

### TW14 0AN

- **Well Located Modern Freehold Industrial**
- Located in established industrial location
- Close to M4 (Junction 3), M25, M3 (Junction 1) and Heathrow Airport
- Totalling 622 sq m (6,020 sq ft)
- May suit owner occupier or investor

**Presently Unoccupied (1)**



## Tenure

Freehold.

## Location

Feltham is situated 12 miles west of Central London, between the M4 and M3 motorways, 1 mile south of Heathrow Airport. The area also benefits from rail and Underground connections at Feltham and Hatton Cross Stations.

The property is on the North Feltham Trading Estate in Central Way, close to its junction with Fagg's Road (A312).

Occupiers close by include Safestore, Autoglass, PTS, Wincanton, Elliot Baxter & Co and Tesco.

## Description

The property comprises a mid terraced single storey warehouse/industrial unit arranged on ground, mezzanine and two upper floors to provide a ground floor warehouse with mezzanine storage accommodation and offices on the two upper floors. The warehouse has an eaves height of approximately 7.5m. The property benefits from forecourt car parking for 6 vehicles.

The property provides the following accommodation and dimensions:

|                                       |                 |                      |
|---------------------------------------|-----------------|----------------------|
| <b>Ground Floor Warehouse</b>         | <b>420 sq m</b> | <b>(4,525 sq ft)</b> |
| <b>First and Second Floor Offices</b> | <b>202 sq m</b> | <b>(2,175 sq ft)</b> |
| <b>Total</b>                          | <b>622 sq m</b> | <b>(6,700 sq ft)</b> |

## Tenancy (1)

The entire property is at present vacant. However the vendor is in detailed discussion with the Royal Mail to take a 3 months' licence from mid March and have quoted a licence fee of £16,000 for this term which includes service charge and insurance but excludes rates and utilities. The proposed licence fee arrangement would show an annualised net licence fee of £61,300 p.a. exclusive.

## Rateable Value

The property has a rateable value of £70,500.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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