

SECURE - OPEN STORAGE TO LET



42,016 Sq.Ft. (0.96 acres) approx G.E.A.

Plot 5 & 6b Falcon Estate

Falcon Way

Feltham

Middlesex

TW14 0XJ

RARE OPPORTUNITY – GATED, HARD STANDING, YARD

kemptoncarr.co.uk | Mayfair office 0208 003 1701



Location

The yard is well positioned to the south of the A30, within walking distance to Hatton Cross Station and approximately 2.5 miles south of junction 3-M4 and 5.5 miles east of junction 14-M25.

Description & Accommodation

The yard can be found within a privately owned estate, comprising of 2 plots which are both laid to hard standing with Tarmac / cement base, securely fenced and accessed via gate. Previously utilised by HGV cranes, with little to no movement to the base.

The Yard benefits from small offices, toilets, kitchen and workshop / store, with a 3-Phase 100amp power supply.

	Sq.Ft.	Sq.M.	Acre
Open Storage G.E.A.	40,053	3,721.08	0.96
Offices & Workshop G.I.A.	1,963	182.38	N/A
TOTAL	42,016	3,903.46	0.96

Approx Areas

Terms

Rent: £250,000 pax

The rents are exclusive of business rates, service charges, insurance and utilities, and are subject to VAT.

New leases are available by negotiation directly from the landlord.

The current Estate Charge is £3,500 per annum

The current insurance premium is £1,200 per annum

Business rates

The rateable value is listed as £150,000.

The billing authority is London Borough of Hounslow.

We suggest the RVs and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The properties are elected to pay VAT.

Energy Performance Rating

C-52



Viewing and further information



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