

TO LET

UNIT 2 240.52 SQ. M (2,589SQ. FT) APPROX

SNELLER COMMERCIAL

CHARTERED SURVEYORS

VICTORIA ROAD, FELTHAM TW13 4AG



The image depicted here is a **Computer Generated Imagery (CGI)** representation and may not accurately reflect the final appearance of the property.

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

NEWLY CONSTRUCTED GROUND FLOOR RETAIL

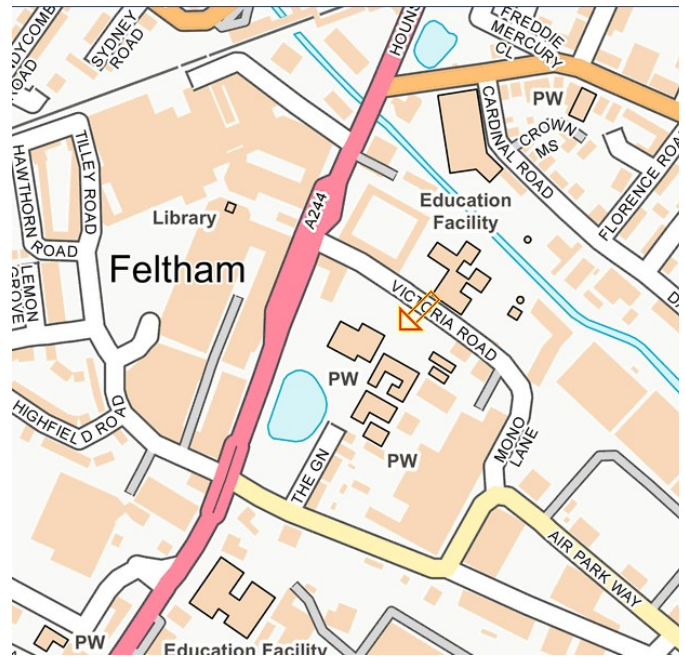
These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

VICTORIA ROAD, FELTHAM TW13 4AG

LOCATION

The property is located in Feltham, within the London Borough of Hounslow, approx. 13.5 miles south west of central London and 2 miles south of Heathrow Airport. Feltham railway station is within half a mile.

The property is situated on Victoria Road near its junction with the High Street on the east side of the A244. Directly opposite is access to "The Centre" shopping precinct with a large selection of National retailers including Card Factory, Dunelm, Asda, Dreams, Poundland, Iceland and Matalan.



DESCRIPTION

The units are located within a newly constructed multi floor development also providing 121 self contained co-living units, positioned within striking distance of the town centre and mainline station.

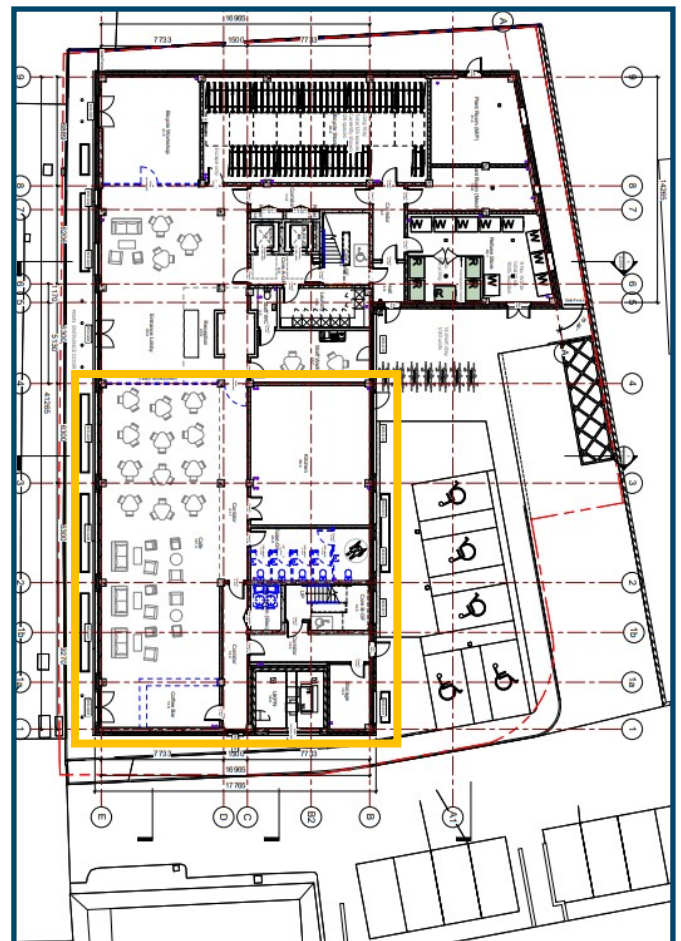
There are open plan offices available on the first floor, with two separate retail units positioned on the ground floor.

To the rear there is a loading bay, and ancillary facilities including plant area, refuse, cycle storage and landscaping.

ACCOMMODATION

The property has the following approximate net internal floor area:-

240.52 sq. m (2,589 sq. ft)



*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable

TENURE

The unit is available by way of a new lease direct from the Landlord with terms to be agreed.

QUOTING RENT

£60,000 per annum.

VAT

We have been advised that the property is elected for VAT.

BUSINESS RATES

Awaiting Assessment

ENERGY PERFORMANCE RATING

To be confirmed

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

020 8977 2204

sharon@snellers.com

Antony Rapley

020 8977 2204

antony@snellers.com

www.snellers.com



The image depicted here is a **Computer Generated Imagery (CGI)** representation and may not accurately reflect the final appearance of the property.

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable