

# FREEHOLD INDUSTRIAL FOR SALE

UNIT 4, ST LAWRENCE BUSINESS CENTRE,  
4 VICTORIA RD, FELTHAM TW13 7LT

GROSS INTERNAL AREA 1,681 SQ FT (APPROX)

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.



## LOCATION

The property is situated within the St Lawrence Business Centre in Feltham. Feltham is approximately 14 miles to the south west of central London and approximately 2.3 miles from Junction 1 of the M3 which provides access to the M25 and wider motorway network.

The property is within 300m of Feltham High Street which provides a wide range of different local amenities. Feltham railway station is located less than half a mile to the north of the property providing regular services to London Waterloo.

## DESCRIPTION

The premises comprise a mid terraced light industrial building over ground and first floors. The ground floor provides an open plan workshop / storage space with electric roller shutter loading door and WC. The first floor provides open plan air conditioned office accommodation with kitchenette and WC.

The property benefits from a forecourt with space to park 3 vehicles.







### ACCOMMODATION

The property has the following approximate gross internal floor areas:

GROSS INTERNAL	SQ. M	SQ. FT
Ground Floor	78.90	849
First Floor	77.31	832
<b>TOTAL</b>	<b>156.21</b>	<b>1,681</b>

### ENERGY PERFORMANCE RATING

E125

### BUSINESS RATES

Description: Workshop and premises  
Rateable Value: £15,000

For confirmation of rates payable, please contact the business rates department of the local council.

### TENURE

Freehold with vacant possession.

### VAT

We have been advised the property is elected for VAT.

### LEGAL COSTS

Each party are to pay their own legal costs incurred in this transaction.

### PRICE

£425,000 for the freehold interest

### VIEWING

Strictly by appointment through Sole Agents.

Matt Walters  
020 8977 2204

[matt@snellers.com](mailto:matt@snellers.com)

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

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