

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



## **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.

Heathrow Airport

Ashford

Harlington

CRANFORD

Sunbury-on-Thames

Google

Harmondsworth

Stanwell

Stanwell Moor

## **DESCRIPTION**

Hounslow

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.

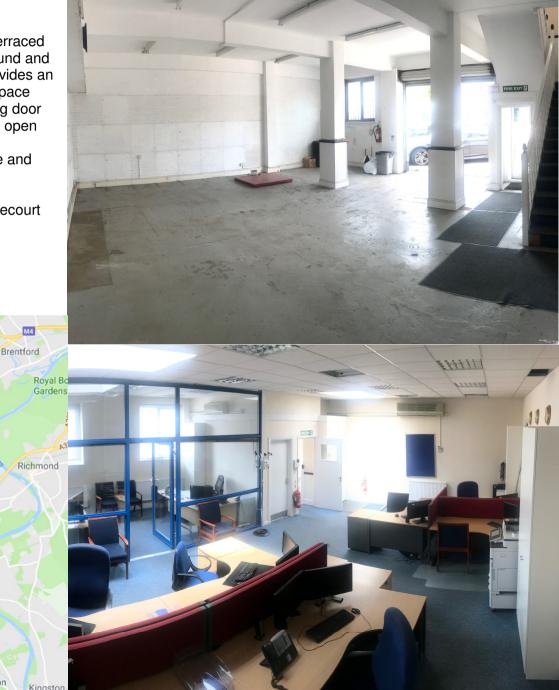
The property benefits from a forecourt with space to park 3 vehicles.

And House

Twickenham

Hampton Hill Teddington

**Bushy Park** 



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## **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
TOTAL	156.21	1,681

#### **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

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