

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

121.1 SQ. M (1304 SQ. FT)- 244.5 SQ. M (2632 SQ. FT)

UNIT 12, ST. LAWRENCE BUSINESS CENTRE, TW13 7LT



- **TWO STOREY BUSINESS UNIT**
- **CLASS E USE AS A GYM OR OFFICE/LIGHT INDUSTRIAL USE**
- **ROLLER SHUTTER LOADING**
- **UP TO 6 PARKING SPACES**
- **LEASE ASSIGNMENT OF ENTIRE BUILDING OR SUB LETTING OF ONE FLOOR**

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020 8977 2204

LOCATION

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

St. Lawrence Business Centre is situated on Victoria Road which adjoins Feltham High Street with its wide variety of retailers and leisure facilities.

DESCRIPTION

The property comprises a two-storey light industrial unit, currently used for football coaching with permitted use for any other use within Class E (g) – office and light industrial use.

There are a total of 6 on site parking spaces.

The property benefits from WCs on each floor and good ceiling heights. There is a gas boiler serving the property (not tested). A letting of either the whole property or either floor will be considered.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground Floor	121.1	1304
First Floor	123.4	1328
TOTAL	244.5	2632

BUSINESS RATES

2026 Rateable Value: £29,750

For confirmation of rates payable, please contact the business rates department of Hounslow Council.

RENT

Current passing rent: £36,000 per annum.



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.

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.

TENURE

Available by way of an assignment of the existing lease for a term expiring in May 2033 with a mutual option to break in May 2028.

Alternatively, a sub letting of one floor will be considered at a rent equating to approximately £15 psf.

ENERGY PERFORMANCE RATING

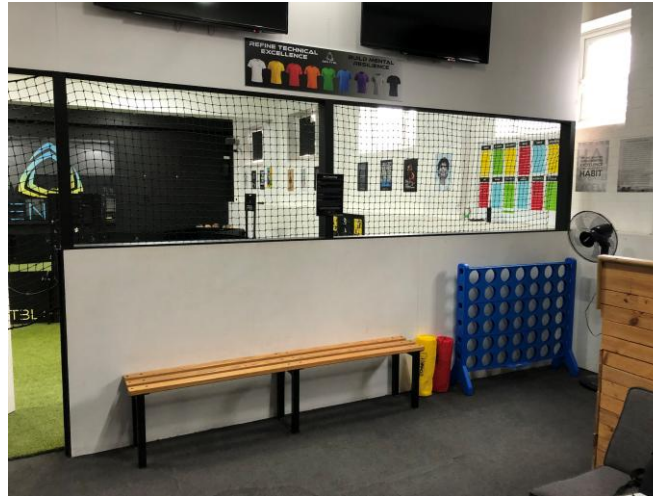
To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion - 020 8977 2204
sharon@snellers.com

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