TO LET

SNELLER COMMERCIAL
CHARTERED SURVEYORS

139.4 sq. m (1,500 sq. ft) to 276 sq. m (2,973 sq. ft) approx. GIA

UNIT 1, 14 VICTORIA ROAD, FELTHAM TW13 4FJ



www.snellers.com

020 8977 2204

- **BUSINESS/RETAIL UNIT OFFERED IN SHELL CONDITION**
- **SITUATED IN THE HEART OF FELTHAM**

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.

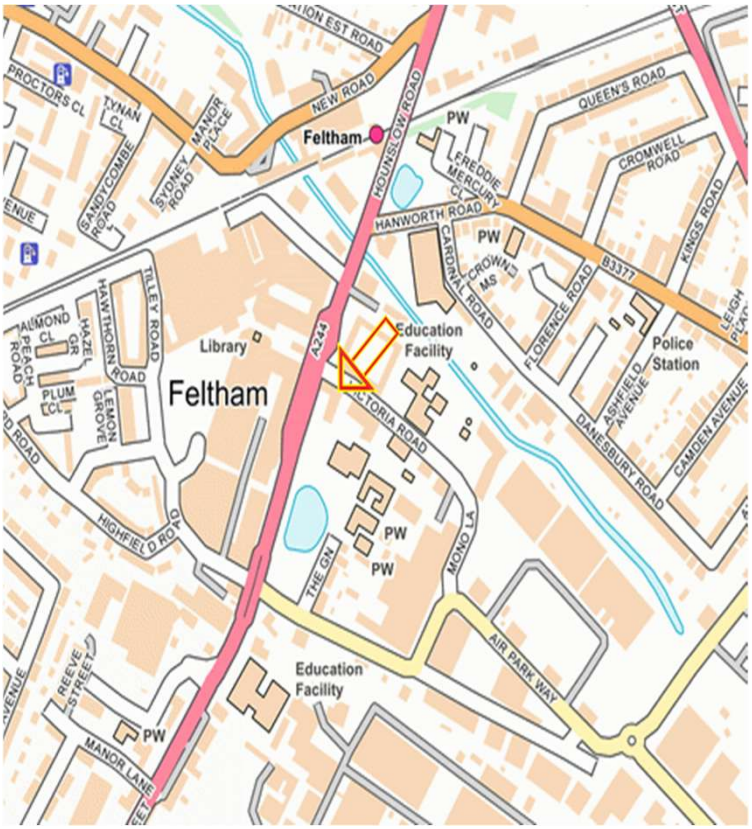
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LOCATION

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.

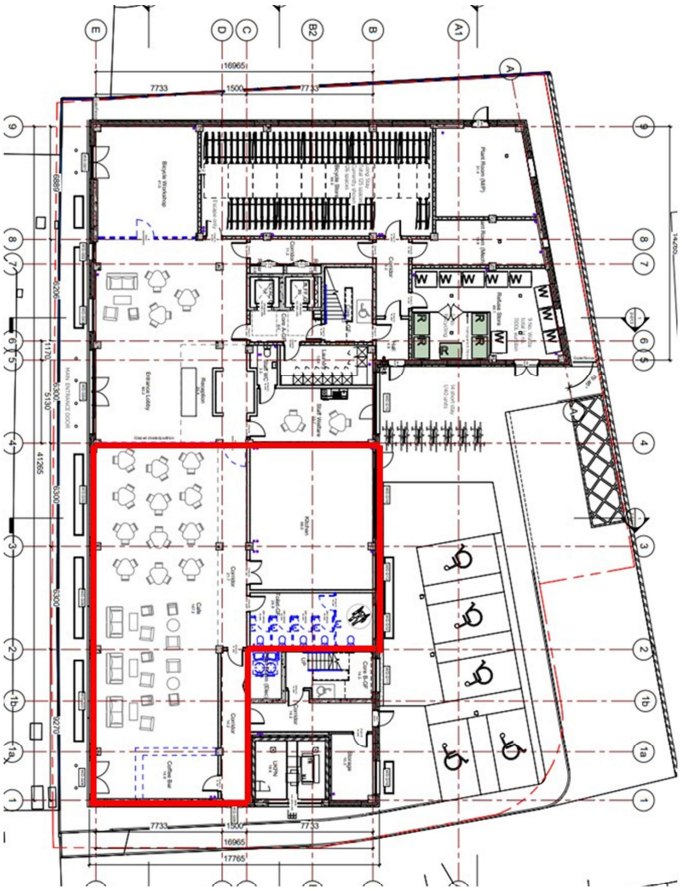
The property is situated on Victoria Road near its junction with the High Street on the east side of the A244. Directly opposite is access to 'The Centre' shopping precinct with a large selection of National retailers including Card Factory, Dunelm, Asda, Dreams, Poundland, Iceland and Matalan.



DESCRIPTION

The unit is located within a newly constructed multi floor development providing 121 self contained studio apartments positioned within a striking distance of the town centre and mainline station.

Unit 1 is situated on the ground floor and is offered in shell condition ready for tenant's fit out. To the rear there is a loading bay, and ancillary facilities including plant area, refuse, cycle storage and landscaping.



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.

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ACCOMMODATION

The property has an approximate gross internal floor area of 276 sq. m (2,973 Sq. ft).

The unit can be split to provide approximately 1,500 sq. ft upwards.

TENURE

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

QUOTING RENT

Further details upon request. The property is elected for VAT.

SERVICE CHARGE

Further details upon request

BUSINESS RATES

Awaiting assessment.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion - 020 8977 2204
sharon@snellers.com







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