

# Unit 4

Maple Industrial Estate, Feltham  
TW13 7AW

UNIT TYPE Warehouse  
TOTAL AREA 1,094 Sq Ft / 102 Sq M

RENT £2,781.00 PCM + VAT

Refurbished light industrial unit in Feltham



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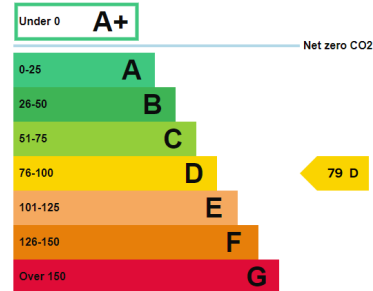
**RENT** £2,781.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Roller Shutter
- Sink
- WC

## EPC RATING



## DESCRIPTION

This rarely available 1,094 sq.ft light industrial unit is located within Maple Industrial Estate, Feltham. The warehouse building is of steel truss frame construction with a pitched roof. Access is provided via a manual up and over loading door serviced by a dedicated loading bay. Two allocated car parking spaces are located to the front of the unit. Situated immediately adjacent to Feltham town centre, the estate benefits from a range of local amenities with Feltham national rail station offering services to London Waterloo in 30 minutes.

## LOCATION

Maple Industrial Estate lies off of Poplar Way, which in turn is located off Feltham High Street (A244). The A316 is within a mile of the premises, which connects with Junction 1 of the M3 in approximately 2 miles. Heathrow Airport is within 3.5 miles and there are a number of bus routes that service the area.

