

**TO LET - INDUSTRIAL WAREHOUSE FACILITY WITH CAR  
PARKING IN FELTHAM - TO BE REFURBISHED**



**Unit 2 Browells Lane,**  
Feltham, Middlesex, TW13 7EQ

**4,678 sq. ft.**  
**(434.6 sq. m.)**



# Unit 2 Browells Lane, Feltham, Middlesex, TW13 7EQ

## Location

Browells Lane is situated off Feltham High Street (A244) opposite the Leisure West retail and leisure park in Feltham.

Heathrow Airport is approximately 3.6 miles to the north and Central London is approximately 15 miles to the east.

Feltham British Mainline Rail Station is approximately a 10-minute walk from the property and there are multiple bus stops in the area which provide public transport access to Hanworth, Hounslow, Heathrow and the surrounding areas.

The nearby Great Chertsey Road, (A316) provides access to the M3 motorway and wider motorway network.



Red line for illustrative purposes only



|                               |           |
|-------------------------------|-----------|
| A3/M3 – Junction 1            | 2.1 miles |
| Heathrow Airport – Terminal 4 | 3.5 miles |
| M25 – Junction 13             | 6.0 miles |



|                             |           |
|-----------------------------|-----------|
| Feltham Rail Station        | 0.5 miles |
| Heathrow Terminal 4 Station | 3.4 miles |
| Hatton Cross (Piccadilly)   | 2.2 miles |

# Unit 2 Browells Lane, Feltham, Middlesex, TW13 7EQ

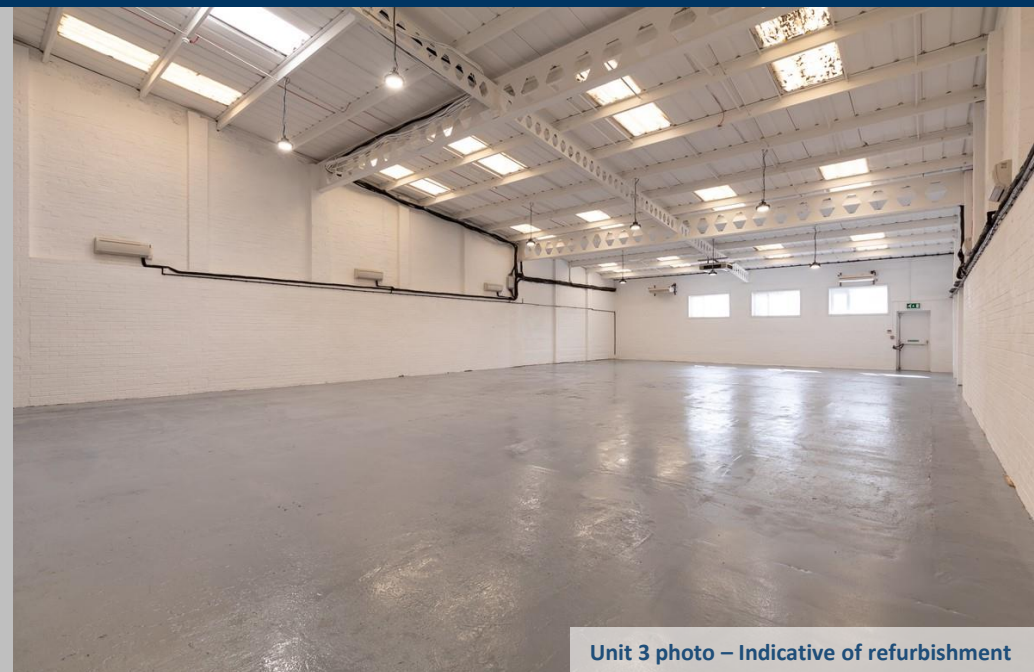
## The Property

Unit 2 Browells Lane comprises An industrial / warehouse facility with a large gated yard for car parking and loading to the front of the site. The unit is set to be comprehensively refurbished as per the photos of Unit 3. The property benefits from minimum eaves height of 3.7m rising to 6.5m, an electric roller shutter loading doors, CAT II strip lighting, first floor office, and WC facilities.

## Accommodation

The property offers the following approximate Gross External Accommodation:

| Unit 2                 | Sq. Ft.      | Sq. M.       |
|------------------------|--------------|--------------|
| Ground Floor Warehouse | 3,952        | 367.2        |
| First Floor Office     | 726          | 67.4         |
| <b>TOTAL</b>           | <b>4,678</b> | <b>434.6</b> |



Unit 3 photo – Indicative of refurbishment



Unit 3 photo – Indicative of refurbishment

## Specification

- Minimum eaves height of 3.7m rising to 6.5m
- Electric roller shutter loading doors (H: 4.28m x W: 4.60m)
- CAT II strip lighting
- Three phase power and gas supply
- First floor office accommodation
- Loading area / Large gated yard area for car parking
- Double glazed windows throughout
- Separate male and female WC facilities



# Unit 2 Browells Lane, Feltham, Middlesex, TW13 7EQ

## Leasehold

A new Internally Repairing Lease is available for a term to be agreed.

## Rent

£91,500 (c. £19.56 psf.) + VAT per annum exclusive.

## Business Rates

Further details available from the agents.

All applicants are advised to make their own enquiries with the local billing authority.

## External Maintenance Charge

£5,000 + VAT per annum.

## VAT

VAT is applicable.

## Legal Costs

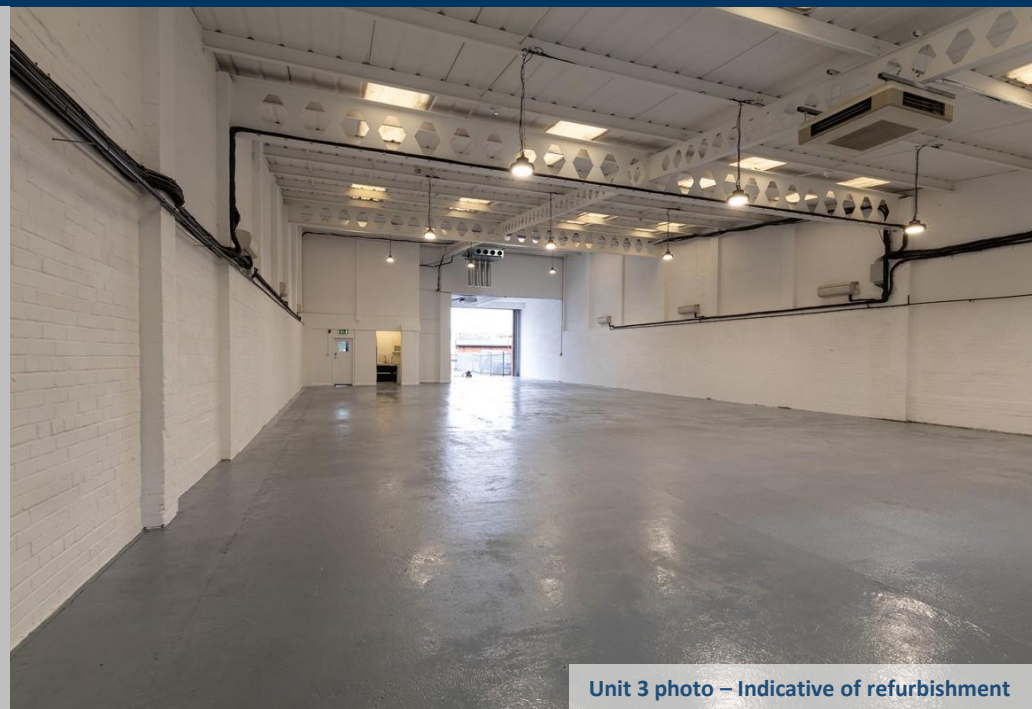
Each party to bear their own legal costs.

## EPC

Rating: E (115)

## Viewing

Strictly through prior arrangement with sole agents Vokins



Unit 3 photo – Indicative of refurbishment

### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. August 2024.

### Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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