



To Let / For Sale

Units 7&11 Pier Road

North Feltham Trading Estate TW14 0TW **21,904 SF (2,034.96 Sqm)**

Key Points:

- Rare freehold opportunity on a well established trading estate
- Site area of 0.66 acres
- 4.9m clear height rising to 5.5m (unit 7) / 3.96m rising to 7.85m (unit 11)
- Rear service yard and ancillary car parking
- Easy access to the A4 (0.8 miles), A316/M3 (2.5 miles) and M25 J13 (5.8 miles)



Visit: [Colliers.com](https://www.colliers.com)
01895 813344

Description

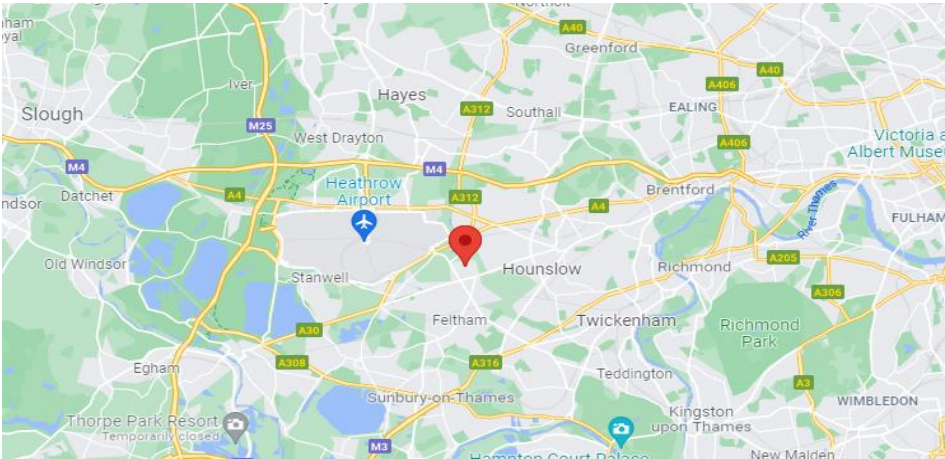
The property comprises two adjoining 1960s warehouse units of steel truss framed/brickwork construction including two and three storey offices to the front, along with ancillary car parking, and a rear service yard area.

Internally, the units benefit from clear heights of 4.9m (rising to 5.5m) in unit 7, and 3.96m (rising to 7.86m) in unit 11 respectively. Access is via a concertina loading door to the side and a rear roller shutter door.

Location

North Feltham Trading Estate is located approximately 9 miles west of Central London and 1.5 miles from Heathrow Airport, with east access to the A4 Great West Road (0.8 miles), A316/M3 (2.5 miles) and M25 Junction 13 (5.8 miles).

Hatton Cross Underground Station (Piccadilly Line) is approximately 1 mile away. Feltham main line station is also approximately 1.3 miles away, providing regular train services to London Waterloo.



Floor areas

The Property has the following approximate gross internal (GIA) floor areas

Unit 7 Pier Road	SQFT	
Warehouse	10,202	947.82
Ground & FF Offices/Ancillary	4,544	422.16
Total	14,746	1,369.99
Unit 11 Pier Road	SQFT	SQM
Warehouse	4,451	413.53
Ground & FF Offices/Ancillary	1,825	169.51
Second Floor Office	882	81.93
Total	7,158	664.97
Combined Total (Units 7&11)	21,904	2,034.96

Price

Rent / Sale Price on Application

Energy Performance Rating

E (118)

Terms

The property is available by way of a new FRI lease on terms to be agreed or freehold

Business Rates

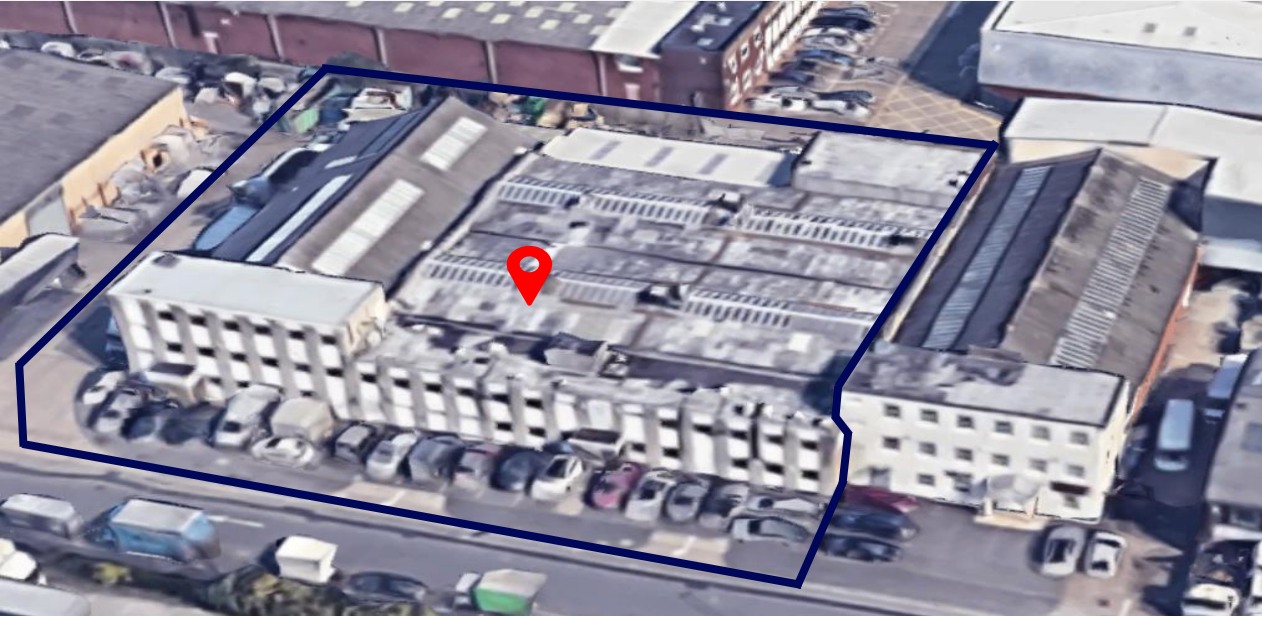
Interested parties are advised to make their own enquires with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.





Patrick Rosso

Director

Patrick.Rosso@colliers.com
+44 7825 571048



Stan Gibson

Surveyor

Stanley.Gibson@colliers.com
+44 7776 605378



YC Lau

Graduate Surveyor

YC.Lau@colliers.com
+44 7551 383904

Joint Agent:

Logix LLP

Alex Kington

alex.kington@logixproperty.com
+44 7717 704 538

Ben Row

Ben.rowe@logixproperty.com
+44 7841 460300

[colliers.com](https://www.colliers.com)



95 Wigmore Street

London W1U 1FF

United Kingdom

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or [LinkedIn](#).

