

# 2A | PLANE TREE CRESCENT

FELTHAM, TW13 7AL

40,678 SQ FT (3,779 SQ M) GEA

- Detached modern HQ warehouse unit
- Self contained site of approximately 2.43 acres
- Modern warehouse facility
- Offices/showrooms arranged over two floors

Intelligence Collection  
Group & Defence  
Geographic Centre

Loomis UK

Shop TJC

Royal Mail Delivery  
& Collection Centre

Medreich

World Courier  
Heathrow

MSC West

Parker Car Service

Kelsi 65

Jag UFS  
International

City Electrical  
Factors

Maltacourt



**UNIT 2A** is a cross-docked, refurbished modern industrial warehouse facility on a self-contained site of 2.43 acres. The property is constructed of a steel portal frame arranged as a single storey warehouse together with two storey offices fronting Plane Tree Crescent.

Accommodation	sq ft	sq m
Warehouse	29,602	2,750
First Floor Offices	5,538	514.5
Ground Floor Offices	5,538	514.5
<b>Total (GEA)</b>	<b>40,678</b>	<b>3,779.1</b>



## LOCATION

The property is located next to the established Feltham Corporate Centre which is home to a number of large corporate occupiers including The Jewellery Channel, Arqiva and Sainsbury's.

Feltham town centre is within easy walking distance providing a host of amenities for staff.

Feltham provides easy access to the National Motorway Network with the M3, M4 & M25 all readily accessible.

Heathrow Airport is also within 15 minutes drive.

Feltham train station provides services into London Waterloo, 30 minutes journey time.

### By road

Feltham Town Centre	3 Mins	0.6 miles
Feltham Bus/Train Station	5 Mins	1 miles
M3 (J1)	7 Mins	2 miles
M4 (J3)	13 Mins	4 miles
M25 (J13)	15 Mins	11 miles
Heathrow Airport	17 Mins	6 miles

## EPC

Available upon request.

## RENT

Available on request.

## BUSINESS RATES

The property has a rateable value of £380,000.

For further information, please contact the joint agents:



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6.6m eaves to the warehouse rising to 8.1m



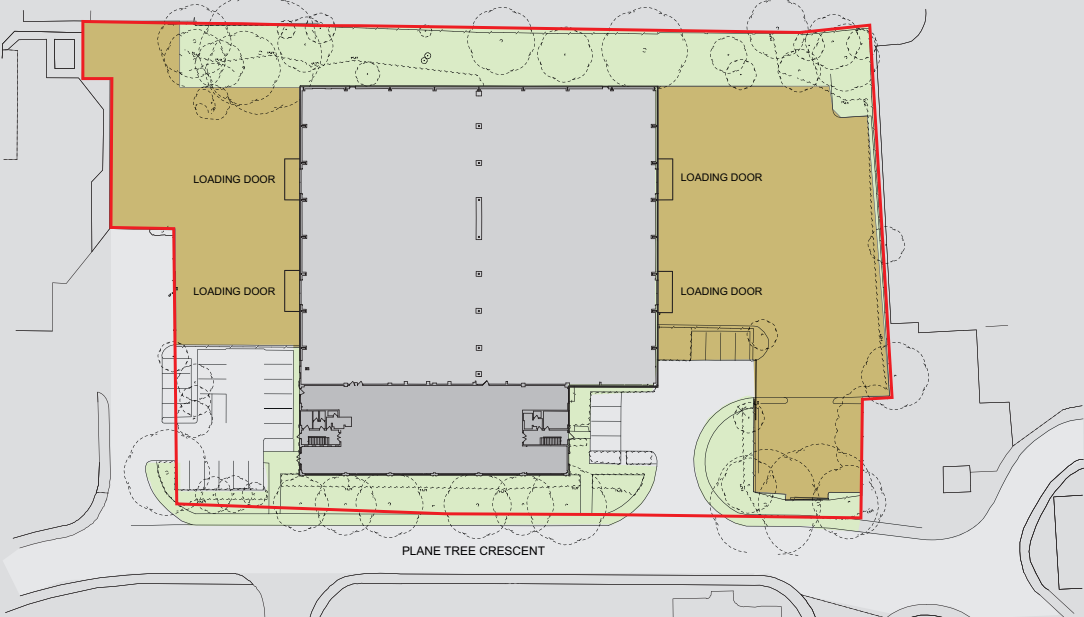
4x level access loading doors (cross docked)



Steel profile clad elevations



47 car parking spaces





Fully fitted offices with kitchenette and welfare facilities



2x designated yards



LED lighting



HQ facility

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