

1st Floor Studio/Office To Let



22A The Centre, Feltham TW13 4BH

Location

The property forms part of The Centre, Feltham which comprises 380,000 sq ft of retail space with tenants including **Asda, Next, Argos, Sports Direct, JD Sports** and **Matalan**.

The unit occupies a busy position on the High Street fronting onto the A244 Hounslow Road, with unit access in between **Greggs** and **Poundstretcher**. Other nearby retailers include **Specsavers, Superdrug, Boots, CeX, Iceland** and **Costa**.

Accommodation

Approximate net internal floor area:-

First Floor	106 m ²	1,136 sq ft
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Lease Terms

A new full repairing and insuring lease for a term to be agreed. Flexible terms considered.

Rent

Upon application.

Service Charge

The current estimated service charge is £3,816 per annum.

Business Rates

Rateable Value:	£12,250
UBR 2021/22:	49.9p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 020 8583 2000.

Energy Performance Certificate

Band E. Report available on request.

Legal Costs

Each party to be responsible for their own costs.



Letting Agents



April 2021
Subject to Contract

Archie Morriss
020 7647 4822
archie.morriss@gcw.co.uk

Callum Stephenson
020 7647 4808
callum.stephenson@gcw.co.uk

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