

# Central Park Staines Road, North Feltham TW4 5DJ

## To Let

Refurbished modern industrial / warehouse units  
6,132 sq ft - 27,681 sq ft (569.6 sq m - 2,571.6 sq m)



# The opportunity

## About Central Park

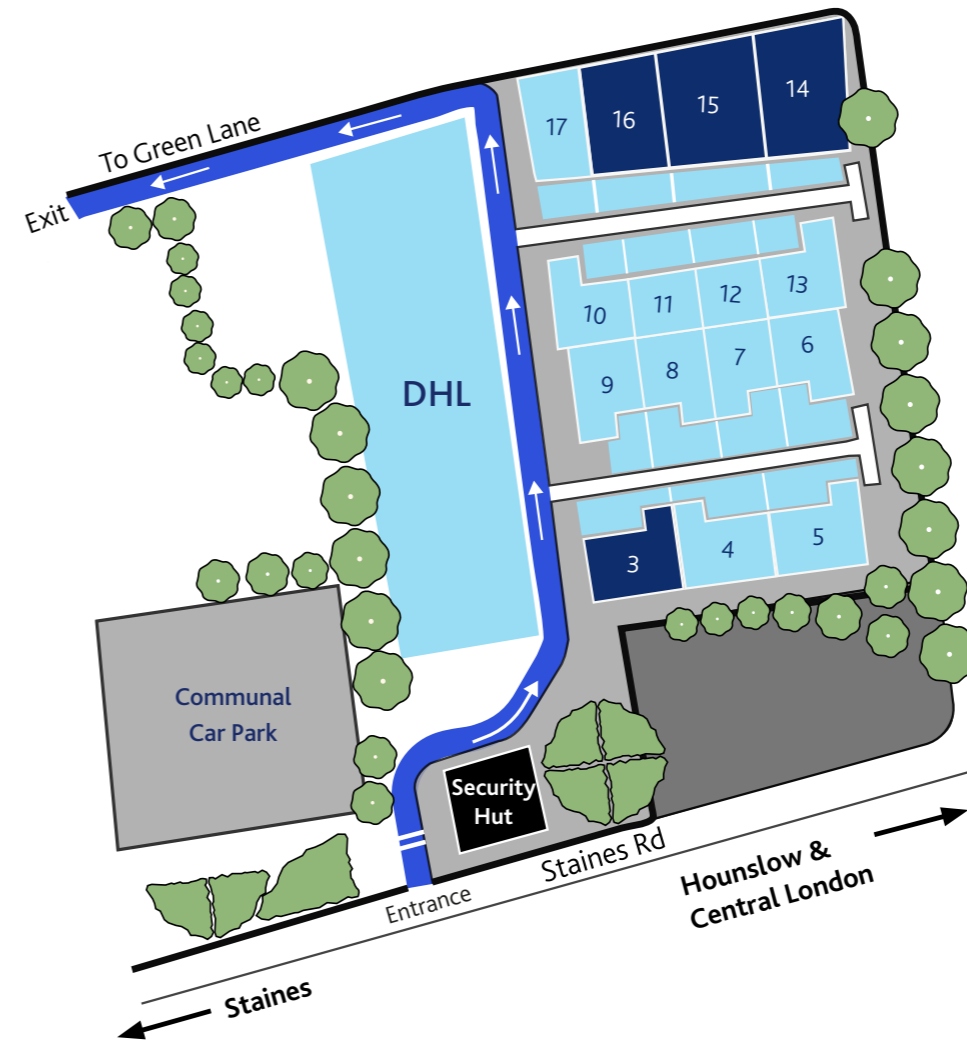
Our units at Central Park provide an exciting opportunity to occupy refurbished warehouse/industrial units, situated on an established secure estate with 24 hour security. An extensive refurbishment programme has been undertaken to provide modern efficient and flexible warehouse and office space.

Central Park's excellent and central position in North Feltham provides direct access to Heathrow Airport, West London and the motorway network. Bus stops situated outside the gates to the park and with Hatton Cross transport interchange and Feltham Railway Station together provide Central Park with excellent public transport links. At Central Park you will be in good company joining DHL Supply Chain, Hargreaves Ductwork, Hertz and Praxair.

## About AIPUT

AIPUT is a specialist owner-manager of aviation property at and around major UK airports, and is managed by Aberdeen Asset Management. We are a leading investor with a portfolio of prime warehouse accommodation of over 2.3 million sq ft (213,677 sq m), over 90% of which is at London Heathrow.

We unlock value for our customers by customising warehouse facilities through our capability and clear understanding of the air-cargo and logistics industry. Over the years our award winning team has worked in partnership and supported a range of global customers from the aviation and cargo communities, including British Airways/IAG, dnata, DHL, Gate Gourmet, Kuehne + Nagel and UPS.



## Warehouse Specifications



### Warehouse Space

- 5.3m eaves height rising to 6.5m at apex
- 1 x 4.5m (w) x 4.8m (h) electric loading door per unit
- 3 Phase Power / Gas Connection



### Offices

- Suspended ceilings with recessed LED lighting
- Gas fired central heating
- Carpeting
- Male/Female WCs



### External

- Loading and parking at front of units
- Additional parking available at front of the estate

## Park Features

- Established industrial estate of 160,000 sq ft
- Strategic location with quick access to Heathrow Airport and Central London
- Unrestricted 24/7 access and use
- 24 hour on-site gated security
- A range of local amenities and public transport access

## Leasing terms

The units will be available on Full Repairing and Insuring Leases, on terms to be agreed.

## Rent

Upon application to the Joint Agents

## Availability

Available now

## Accommodation

Unit 3	sq ft	sq m
Warehouse	5070	471.1
Ground floor offices	826	76.7
First floor offices	826	76.7
<b>Total*</b>	<b>6722</b>	<b>624.5</b>

Unit 15	sq ft	sq m
Warehouse	5442	505.6
Ground floor offices	744	69.1
First floor offices	744	69.1
<b>Total*</b>	<b>6930</b>	<b>643.8</b>

Unit 14	sq ft	sq m
Warehouse	6397	594.3
Ground floor offices	750	69.7
First floor offices	750	69.7
<b>Total*</b>	<b>7897</b>	<b>733.7</b>

Unit 16	sq ft	sq m
Warehouse	4644	431.4
Ground floor offices	744	69.1
First floor offices	744	69.1
<b>Total*</b>	<b>6132</b>	<b>569.6</b>

\*Gross Internal Areas

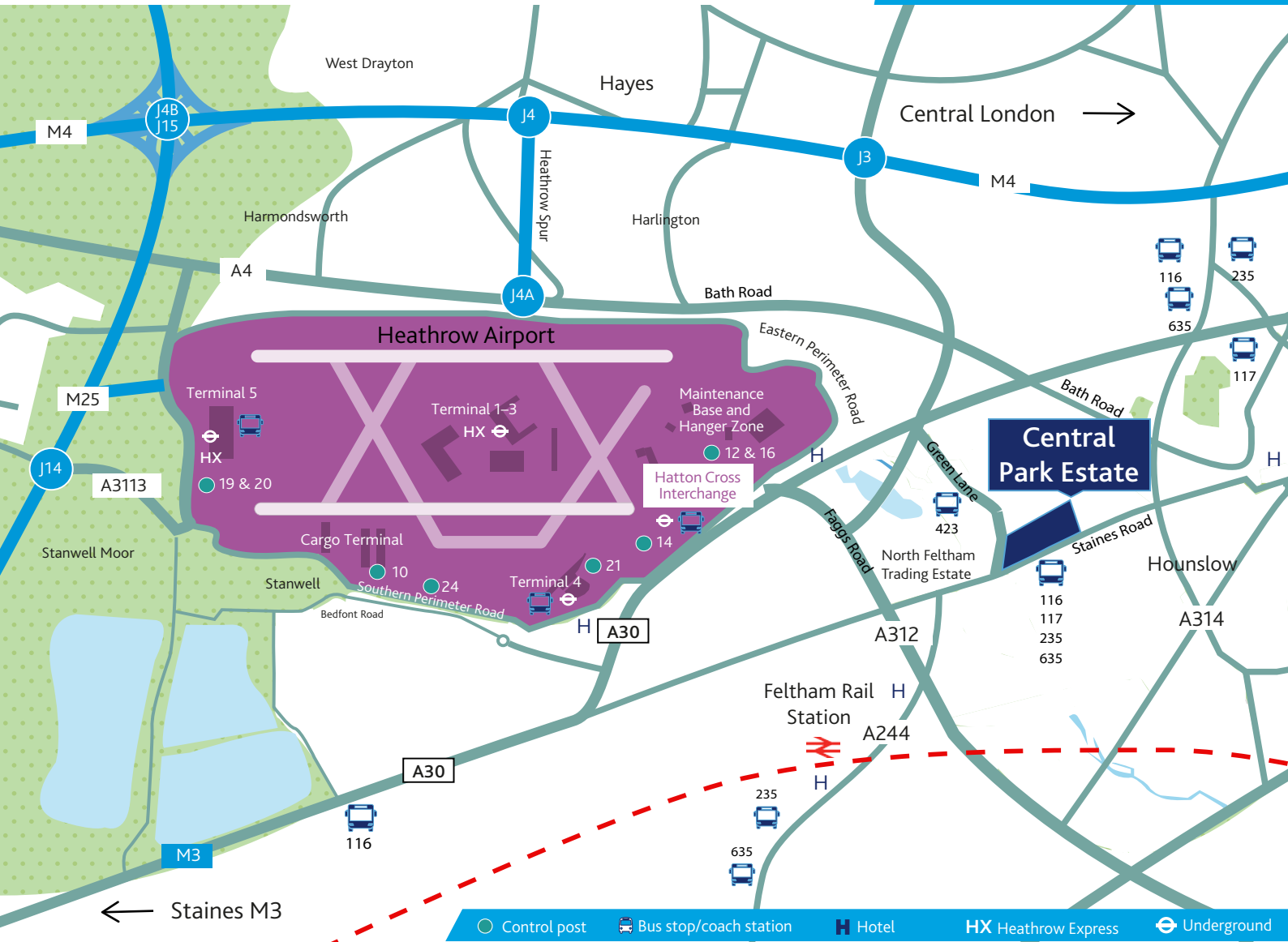
**Dedicated car parking and service yard with each warehouse unit**

Note: Units 14 to 16 can be combined to provide 20,959 sq ft (1,947.1 sq m) if required



# Location

Sat Nav: TW4 5DJ



## Travel distances



Source: Google Maps

A high quality refurbishment by



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