

# To Let

**Unit 9, Griffin Centre, Staines Road, Feltham,  
Middlesex, TW14 0HS**

5,513 sq ft (512.17 sq m) GIA

- Detached Stand-Alone Building
- To be refurbished
- Established Heathrow location
- Good road frontage



## Location

The Griffin Centre is located at the junction of Staines Road (A315) and Faggs Road (A312) in the heart of Feltham's industrial area. The M3 and M4 motorways are a short distance from the property.

The Griffin Centre is also well located for Heathrow Airport's Cargo Terminal and is well served by public transport with a number of bus routes passing close to the premises.

Hatton Cross London Underground Station (Piccadilly Line) and Feltham (Network Rail) are within a mile of the premises and provide a regular service to Central London.

## Description

The property comprises a detached building of traditional masonry construction, arranged over two floors with excellent road frontage onto the A315 Staines Road. The property is to undergo an extensive refurbishment to provide shell and core at ground floor level with offices to the first floor.

## Terms

The unit is available on the basis of a new FRI lease direct from the Landlords for a term by arrangement.

## Specification

- Shell and core at ground floor level
- Offices at first floor level
- To be refurbished
- Established Heathrow location

## Accommodation

Floor / Unit	Sq ft	Sq m
Ground Floor	2,761	256.5
First Floor	2,752	255.7
<b>Total (GIA):</b>	<b>5,513</b>	<b>512.2</b>

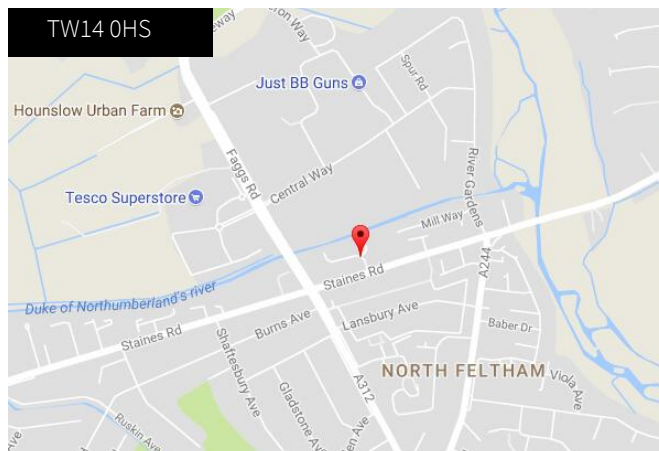
Approx. gross internal areas

## EPC

Available upon request.

## Rent

Available on Request



## Contacts

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