

To Let

Unit 24, Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

5,289 sq ft (491.36 sq m) GEA

- Provides good access to the M25 & M3
- Good rail connection from Ashford Station
- 4m Electric roller shutter loading door
- 10 car parking spaces
- 3 phase electricity



Location

The unit is located on Shield Road, an established industrial location, providing good access to the M25 & M3 with Junction 1 of the M3 being within a 5 minute drive. There is also a good rail connection from Ashford Station that provides a regular service to London Waterloo; approx. 35 minute journey time. London Heathrow Cargo Centre is within close proximity to the north.

Accommodation

The approximate external floor area is set out below:

Unit 24	Sq Ft	Sq M
Ground Floor	4,582	425.7
First Floor	707	65.7
Total	5,289	491.4

Amenities

- 3 Phase electricity
- Minimum eaves height of 4.53m rising to 6.53m.
- 10 car parking spaces
- separate male & female WC's

Service Charge

A service Charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

Terms

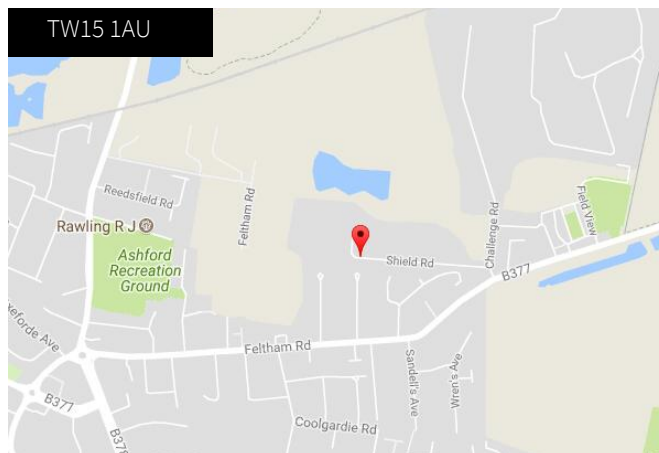
The accommodation is available on a new Full Repairing and Insuring Lease direct from the landlord

EPC

Available upon request.

Rent

Available on Request



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