

To Let

Units 13 & 14 Ashford Industrial Estate, Shield Road, Ashford, Middlesex, TW15 1AU

3,642 to 8,174 sq ft (338.35 to 759.39 sq m) GEA

- 3m concertina loading door per unit
- Up to 6 parking spaces per unit
- 4.4 m. minimum eaves up to 6 m. eaves
- Close proximity to Heathrow Airport



Location

Ashford Industrial Estate is located off Challenge Road via Feltham Road. The site is approximately 3 miles from the Heathrow Southern Perimeter Road with access to T4 and the Cargo Centre.

Junction 1 of the M3 (via the A308 Staines Road) is approximately 3 miles to the South & the M25 approximately 4 miles to the West. Ashford Rail Station is approx. 1.5 miles to the West (with a 35 minute journey to London Waterloo Station)

Description

Units 13 & 14 provide a mid terrace & end of terrace unit of steel portal frame construction, with brick elevations & profile cladding.

Both units are to undergo an extensive refurbishment throughout.

Accommodation

| Unit 13 | Sq ft | Sq m |
|-------------------|--------------|---------------|
| Ground Floor | 2,751 | 255.60 |
| Mezzanine | 891 | 82.77 |
| TOTAL(GEA) | 3,642 | 338.37 |

| Unit 14 | Sq ft | Sq m |
|--------------------|--------------|---------------|
| Ground Floor | 2,796 | 259.80 |
| Mezzanine | 1,736 | 161.30 |
| TOTAL (GEA) | 4,532 | 421.10 |

Units 13 & 14 combine to provide a total of 8,174 sq ft (759.8 sq m)

Amenities

- 3m concertina loading door
- 3 phase power
- 4.4 m. minimum eaves up to 6 m. eaves

Terms

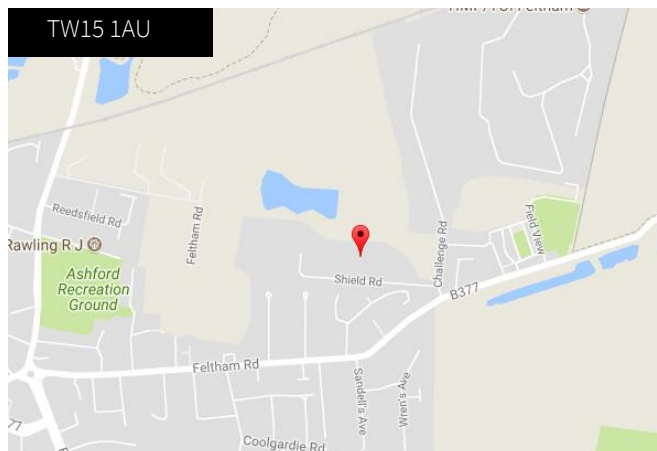
A new FRI Lease is available directly from the Landlord.

EPC

Available upon request.

Rent

Available on Request



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