

# To Let

## **Units 6 & 7, Ashford Business Centre, 166 Feltham Road, Ashford, Middlesex, TW15 1YQ**

4,050 to 8,226 sq ft (376.26 to 764.22 sq m) GIA

- Warehouse units undergoing refurbishment
- Minimum 12 ft eaves height
- Estate road night lights and CCTV
- Units can be let individually or combined



## Location

The Ashford Business Centre is located on the south side of the Feltham Road (B3777), 3 miles from Heathrow's cargo terminal, midway between Ashford and Feltham town centres.

Feltham Road leads to Clocktower Lane (B3003), which provides direct access to the A30.

The estate is therefore conveniently located for London Heathrow Airport, the M4, M3 and M24, A4 and A316.

## Description

Ashford Business Centre comprises a terrace of steel truss framework warehouse units with brick and profile metal clad elevations under a northlight insulated pitched roof.

## Amenities

The units are undergoing refurbishment to include:

- offices
- male and female WC's
- kitchen
- loading doors
- lighting
- minimum 12 ft eaves height
- 3 phase power
- parking

The estate has undergone investment over the last few years to include:

- new tarmaced estate road
- new fences with estate road night lights
- CCTV
- rear estate access for occupiers non-delivery access
- controlled main access gates on Feltham Road

## Accommodation

Description	Size
Unit 6	4,050 sq ft
Unit 7	4,176 sq ft

## EPC

Available upon request.

## Rent

Available on Request

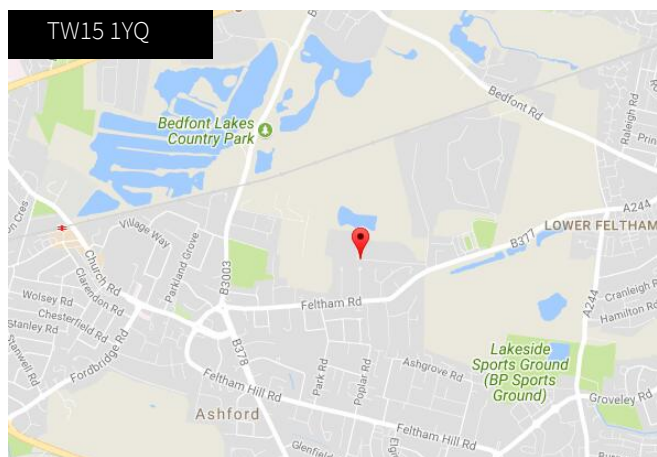
## Business Rates

Rates Payable (2017/2018): £2.25 per sq ft

The units are awaiting new assessments but it is anticipated Rates Payable for 2017-18 will be around £2.25 per sq ft. Interested parties must satisfy themselves of this information with Spelthorn Borough Council.

## Estate Charge

Estate charge and building insurance - c. £0.90 per sq ft.



## Contacts

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