

TO LET - UNITS 13 & 14

2,768 - 6,332 SQ FT (257.2 - 588.3 SQ M)



WAREHOUSE / INDUSTRIAL UNIT CLOSE TO HEATHROW AIRPORT

- ▲ 3m loading door per unit
- ▲ Up to 17 parking spaces
- ▲ 4.4m minimum eaves up to 6m
- ▲ Proximity to Heathrow Airport

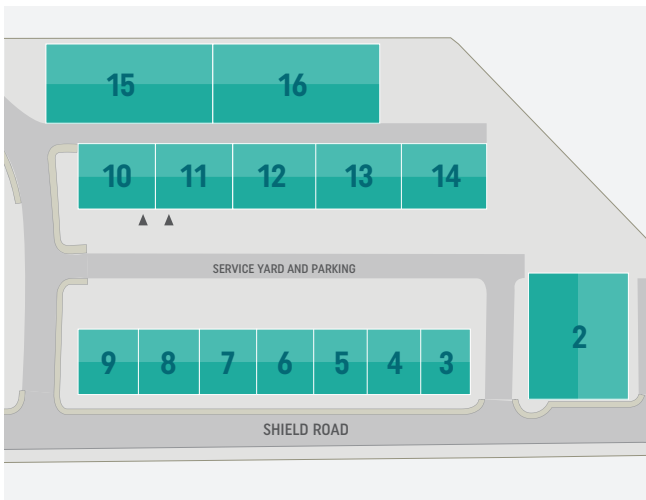


ASHFORD
INDUSTRIAL ESTATE
HEATHROW, TW15 1AU

WWW.ASHFORDINDUSTRIAL.ESTATE



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DESCRIPTION

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

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).

TRAVEL TIMES

	M3 Junction 1	3.1 miles	8 mins
	M25 Junction 13	4.7 miles	11 mins
	M4 Junction 3	6.1 miles	16 mins
	Heathrow T2 & T3	8.2 miles	24 mins
	London Waterloo		38 mins
	Reading (1 Change)		1 hr 2 mins
	Heathrow T2 & T3 (1 Change)		1 hr 9 mins

ACCOMMODATION

The approximate gross external floor areas are set out below:

UNIT 13	Ground Floor Warehouse	2,768 sq ft	257.2 sq m
	Total	2,768 sq ft	257.2 sq m
UNIT 14	Ground Floor Warehouse	2,065 sq ft	191.8 sq m
	Ground Floor Reception / Office	763 sq ft	70.9 sq m
	First Floor Offices	736 sq ft	68.4 sq ft
	Total	3,564 sq ft	331.1 sq m

TERMS A new FRI Lease is available directly from the Landlord.

RATES Interested parties are advised to make their own enquiries.

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

VAT VAT is applicable.

CAR PARKING Unit 13 - 10 car parking spaces
Unit 14 - 7 car parking spaces

EPC Available upon request.

LEGAL COSTS Both parties to bear their own legal costs.

VIEWING Through prior arrangement with joint sole agents:



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