

TO LET - UNIT 14

3,564 SQ FT (331.1 SQ M)



WAREHOUSE / INDUSTRIAL UNIT CLOSE TO HEATHROW AIRPORT

- ▲ 3m loading door
- ▲ 7 parking spaces
- ▲ 4.4m minimum eaves up to 6m
- ▲ Proximity to Heathrow Airport

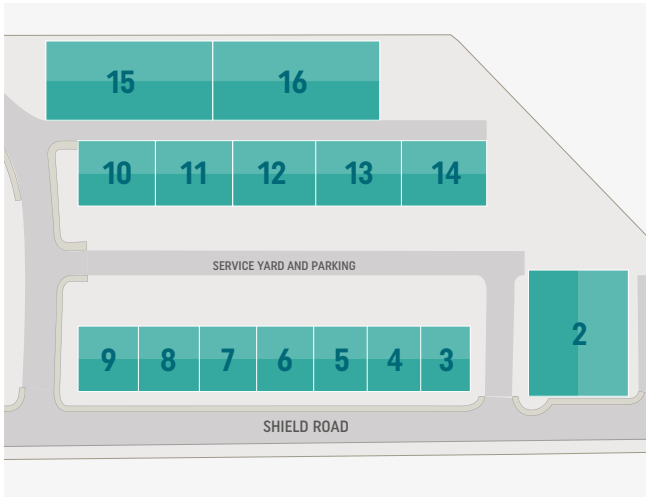


ASHFORD
INDUSTRIAL ESTATE
HEATHROW, TW15 1AU

WWW.ASHFORDINDUSTRIAL.ESTATE



TO LET UNIT 14 3,564 SQ FT (331.1 SQ M)



DESCRIPTION

Unit 14 provides an 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:

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 is applicable.

CAR PARKING 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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