

**TO LET – WAREHOUSE / INDUSTRIAL UNIT
WITH CAR PARKING – TO BE REFURBISHED**



**Unit 12 Ashford Industrial Estate
Shield Drive, Ashford, TW15 1AU**

**3,582 sq. ft.
(332.8 sq. m.)**

Red line for illustrative purposes only

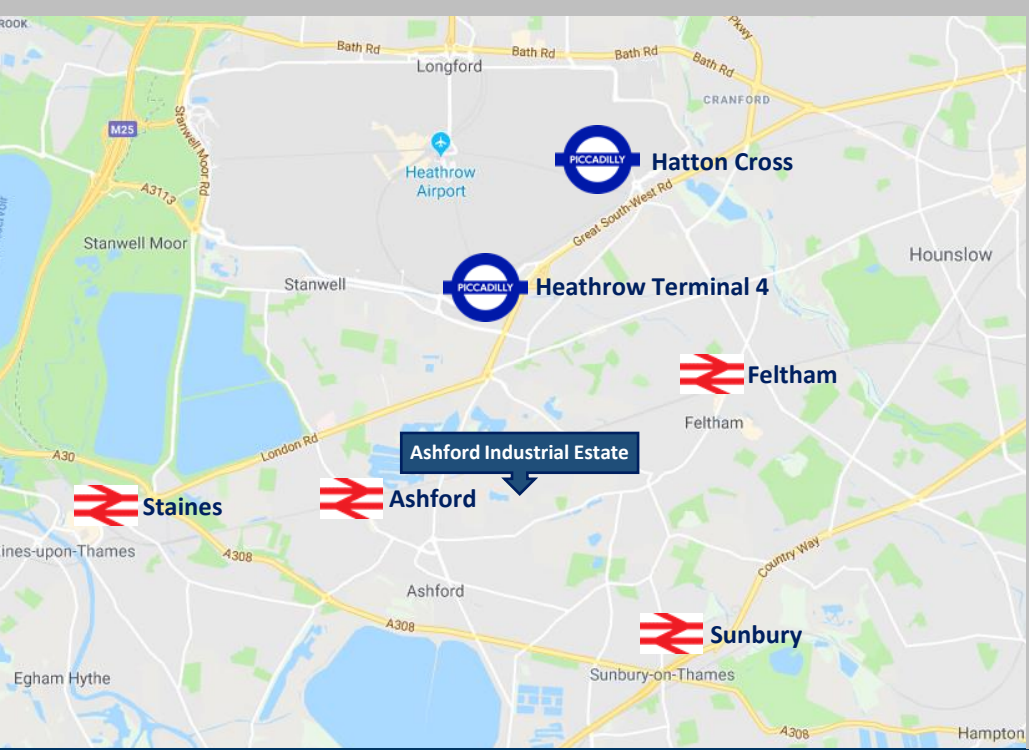
Unit 12 Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

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 and the M25 is approximately 4 miles to the West.

Ashford British Rail Station is approximately 1.5 miles to the west (with a 35-minute journey to London Waterloo Station).



| | |
|----------------------------------|-----------|
| Great South- West Road | 2.1 miles |
| Heathrow Airport | 3.5 miles |
| M3 – Sunbury | 3.5 miles |
| M25 – Junction 14 | 9.4 miles |
| Ashford (British Mainline) | 0.9 miles |
| Feltham (British Mainline) | 0.9 miles |
| Heathrow Terminal 4 (Piccadilly) | 1.2 miles |
| Hatton Cross (Piccadilly) | 1.9 miles |

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The Property

Unit 12 Ashford Industrial Estate comprises a mid-terraced warehouse / industrial unit with an up and over loading door, three phase power and car parking.

Extensive refurbishment works are currently being undertaken to the property to include new LED lighting, flooring, roof overhaul works and redecoration throughout.

Accommodation

The approximate gross external accommodation is as follows:

| Ashford Industrial Estate | Sq. ft. | Sq. M. |
|---------------------------|--------------|--------------|
| Unit 12 | 3,582 | 332.8 |



Illustrative historic photo of Unit 13



Illustrative historic photo of Unit 13

Amenities

- Currently under refurbishment
- Minimum eaves height of 4.4m rising to 6.4m
- Car parking / loading area
- Electric up and over loading door (h = 3.7m w = 3.8m)
- Three phase power
- LED lighting
- WCs
- Car parking

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent

£64,500 + VAT per annum exclusive (c. £18.00 psf.)

Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £38,750.

Approximate business rates payable 2023/24 = £19,840 per annum.

All applicants are advised to make their own enquiries through the local billing authority.

VAT

VAT is applicable.

Service Charge

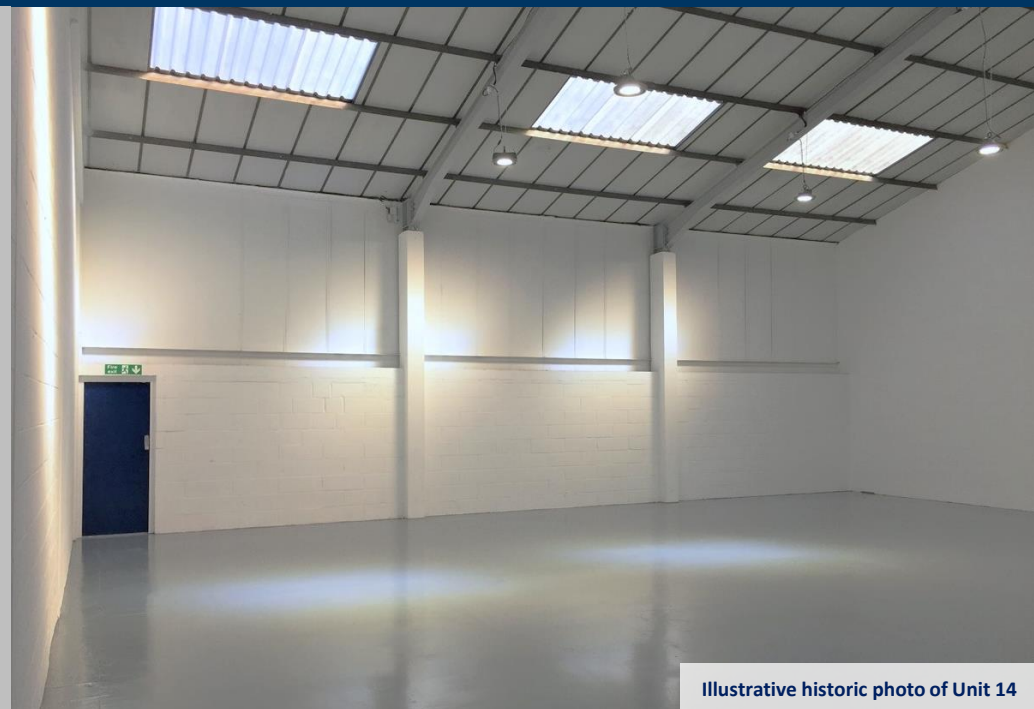
Approximately £1.25 psf. + VAT

Legal Costs

Each party to bear their own legal costs.

EPC

An EPC has been commissioned – further details available from the agents.



Illustrative historic photo of Unit 14

Viewing

Strictly through prior arrangement with joint sole agents Vokins or JLL.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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