

**TO LET – REFURBISHED WAREHOUSE UNITS AVAILABLE
TOGETHER OR INDIVIDUALLY WITH CAR PARKING**



**Unit 17 & 21 Ashford Industrial Estate
Shield Drive, Ashford, TW15 1AU**

**16,111 sq. ft.
(1,496.7 sq. m.)**

Red line for illustrative purposes only

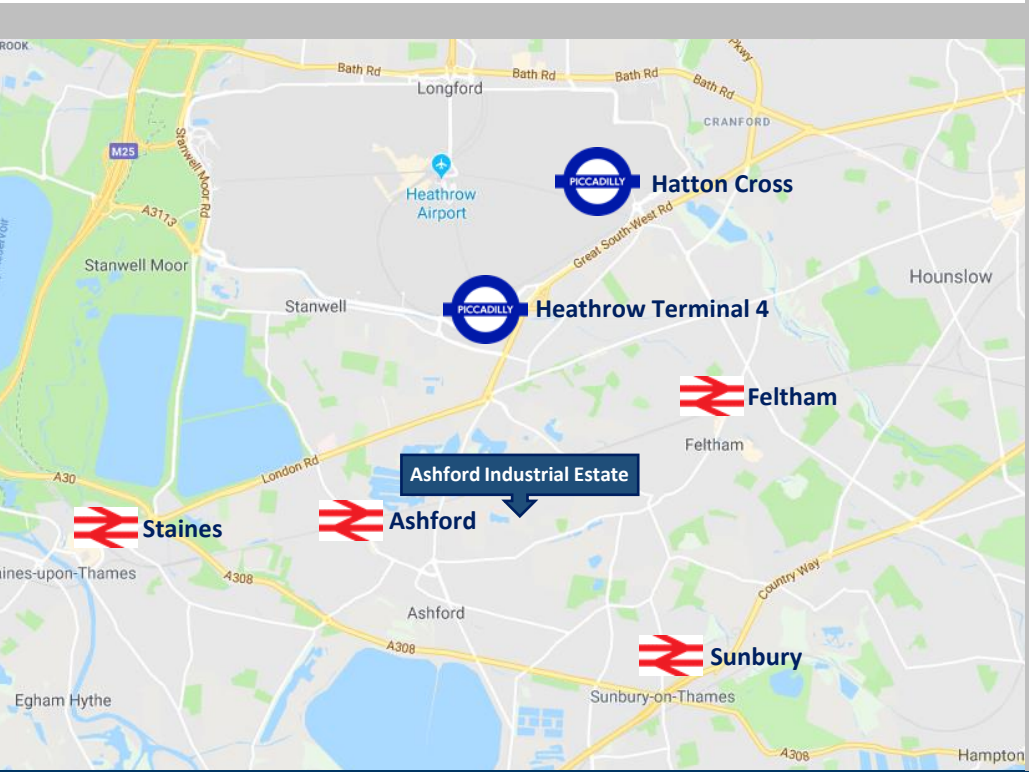
Unit 17 & 21 Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

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).



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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

The properties are situated within a terrace of brick-built industrial/ warehouse units, of steel frame with brick and clad.

Each building has its own first floor offices and associated car parking plus yardage.

Accommodation

The approximate gross external accommodation is as follows:

Ashford Industrial Estate	Sq. ft.	Sq. M.
Unit 17	7,917	735.5
Unit 21	8,194	761.2
TOTAL	16,111	1,496.7



Amenities

- Electric roller shutter loading door
- Minimum eaves height of 4.1m rising to 6.9m
- c. 5 car parking spaces per unit & loading area
- Three phase power – 75 KVA
- Gas supply
- WCs
- Skylights
- Strip Lighting

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Leasehold

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

Rent

£19.50 psf (taken separately)

£19.00 psf (taken together)

Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £155,000.

Approximate business rates payable 2024/25 = £84,630 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

D(80) valid until November 2027



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. February 2025.

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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