

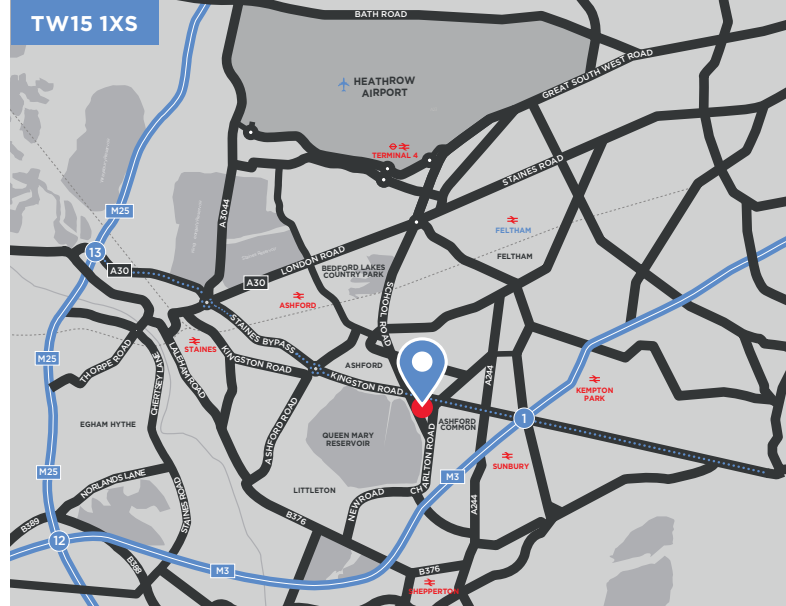
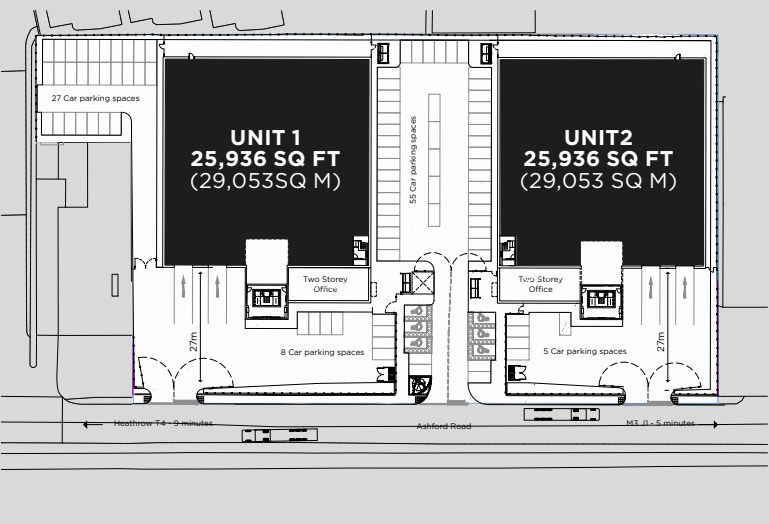
VALOR PARK

ASHFORD



PRIME HEATHROW LOGISTICS ESTATE
INDUSTRIAL / WAREHOUSE OPPORTUNITY
FROM 29,053 TO 58,106 SQ FT

TWO UNITS AVAILABLE SEPARATELY OR TOGETHER



DESCRIPTION

Valor Park Industrial, Ashford consists of two well specified detached warehouse units, situated within an established industrial area located close to Heathrow Airport and the large population of west London.

The units are under refurbishment and will provide the following specification:

BENEFITS

- 4 Level access doors (2 each)
- 105 Car parking spaces (including 12 electric)
- First floor fitted offices
- Secure yards and parking
- Additional yard to unit 1
- 3 Phase power
- 6.2m clear minimum clear height
- 50kN/m2 floor loading
- Planning for B1(C), B2 and B8
- Frontage onto Ashford Road
- X kVA power supply

ACCOMMODATION	SQ FT	SQ M
UNIT 1		
Ground Floor	2,629	244
First Floor Office	3,680	342
Warehouse	22,744	2,113
Total	29,053	2,629
UNIT 2		
Ground Floor	2,629	244
First Floor	3,680	342
Warehouse	22,744	2,113
Total	29,053	2,629
TOTAL	58,106	5,398

*Approximate GEA

LOCATION

Ashford is located in the London Borough of Spelthorne approximately 16.6 miles west of Central London and 7.6 miles south of Heathrow Airport.

Ashford benefits from excellent communication links being situated 4.1 miles east of junction 13 of the M25 motorway. The town is also 2 miles west of junction 1 of the A316/M3 motorway and 6.4 miles south of junction 3 of the M4 motorway.

MAIN ROADS	MILES	TRAIN	MILES
Ashford Centre	1.3	Sunbury	1.5
M3 J1	2	Ashford (38 minutes to Waterloo)	1.8
M25 J13	4.1	Hatton Cross (30 minutes to Paddington)	4
Cargo Terminal	4.2		
Central London	16.6		

AIRPORTS	MILES
Heathrow	7.6
Gatwick	38.1



TERMS

The units will be available by way of new FR&I leases on terms to be agreed.



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