

# To Let

**Unit 16 Ashford Industrial Estate, Shield Road,  
Ashford, Middlesex, TW15 1AU**

7,416 sq ft (688.97 sq m) GEA

- Large dedicated yard
- To be refurbished
- Clear span warehouse space
- Close proximity to Heathrow Airport



## Location

The unit is located on Shield Road, an established industrial location, providing good access to the M25 & M3 with Junction 1 of the M3 being within a 5 minute drive. There is also a good rail connection from Ashford station that provides a regular service to London Waterloo, (approximately a 35 minute journey time). London Heathrow Cargo Centre is within close proximity to the north (approximately a 9 minute drive time).

## Description

Unit 16 is a semi-detached warehouse of steel portal frame construction with brick elevations. The unit provides clear span warehouse space which is to be refurbished throughout.

Externally the unit benefits from a large dedicated yard.

## Accommodation

Approximate gross external areas:

	Sq ft	Sq m
Ground Floor Warehouse	7,416	689
Total GEA Approx	7,416	689

## Amenities

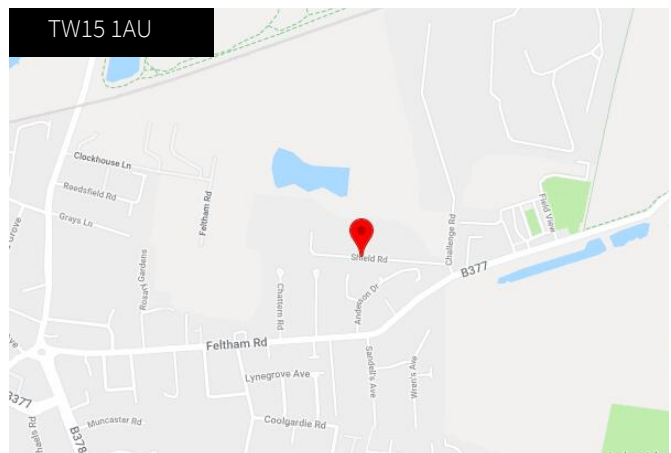
- 3m minimum eaves height rising to 5.1m
- Concertina loading door
- Large dedicated yard
- To be refurbished
- 24 hour access and use
- Strip lighting
- Manual roller shutter to side elevation

## EPC

Available upon request.

## Rent

Available on Request



## Contacts

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