

BUSINESS UNITS WITH CAR PARKING CLOSE TO HEATHROW



Units 13 & 14 Ashford Industrial Estate Shield Road, Ashford, TW15 1AU

DESCRIPTION

The properties comprise two self-contained warehouse / business units of steel portal frame construction, with elevations of brick and profile cladding.

AMENITIES

- 3m concertina loading doors and separate pedestrian entrances.
- Good car parking provisions.
- 3 phase electricity.
- 4.4m minimum eaves height rising to 6m.
- Strip lighting
- Separate male & female WC's.

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).



A4 – Great West Road	1.8 miles
M4 – Junction 1 Brentford	2.7 miles
Heathrow Airport	6.5 miles



Boston Manor (Piccadilly)	1.1 miles
Hanwell (British Mainline)	0.9 miles
Northfields (Piccadilly)	1.7 miles

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ACCOMMODATION The approximate gross external floor area is set out below:

Unit 13	Area sq. ft.	Area sq. m.
Ground	2,751	255.60
First	891	82.77
TOTAL	3,642	338.37

Unit 14	Area sq. ft.	Area sq. m.
Ground	2,796	259.80
First	1,736	161.30
TOTAL	4,532	421.10



TERMS

A new FRI lease for a term to be agreed.

RATES

All applicants are advised to satisfy themselves of this information and make their own enquiries through the local billing authority.

VAT

VAT is applicable.

SERVIC CHARGE

A service charge is applicable for the maintenance of the common areas of the estate. Further details available from the agents.

EPC

Unit 13: Rating: C (56)

Unit 14: Rating: D (91)

LEGAL COSTS

Both parties to bear their own legal costs.

VIEWING

Through prior arrangement with joint sole agent Vokins or JLL.



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