

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



**Unit 20 Ashford Industrial Estate  
Shield Drive, Ashford, TW15 1AU**

**5,988 sq. ft.  
(556.3 sq. m.)**



# Unit 20 Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

## Location

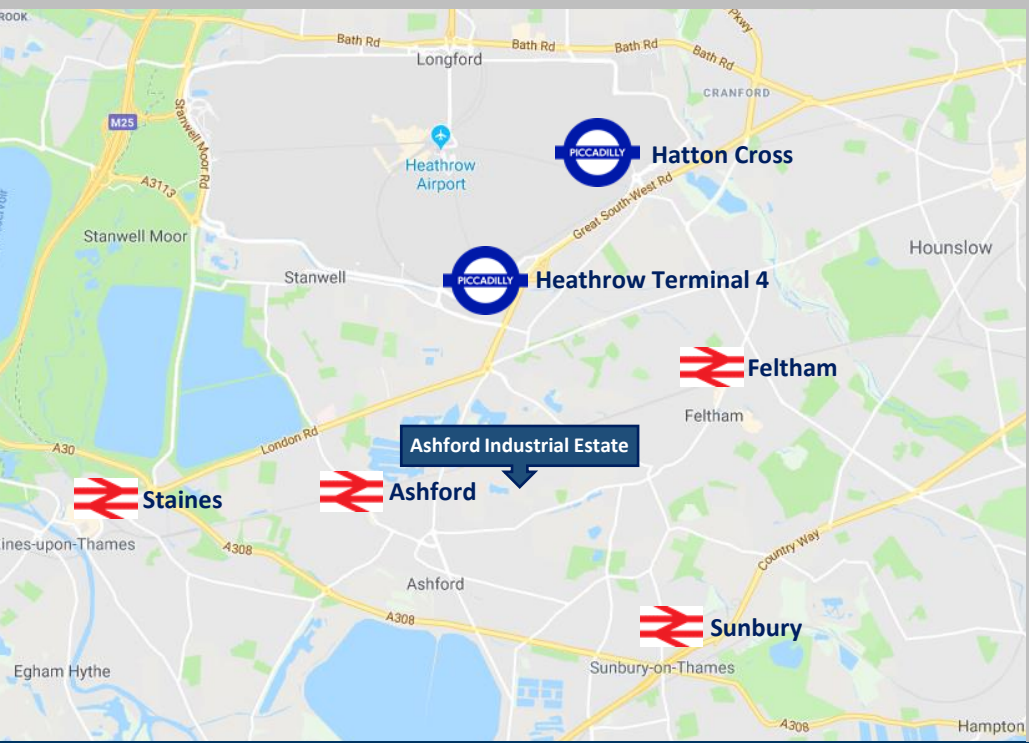
Ashford Industrial Estate is located off Challenge Road via Feltham Road. The site is approximately 3 miles from the Heathrow Southern Perimeter Road with access to T4 and the Cargo Centre.



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).



Red demise line for illustrative purposes only



	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 20 Ashford Industrial Estate comprises a end of terrace warehouse / industrial unit with a roller shutter loading door, three phase power and car parking.

Extensive refurbishment works have recently been undertaken to the property to include new LED lighting, flooring, roof overhaul works and redecoration throughout.

## Accommodation

The properties are available either individually or combined and offer the following approximate Gross External Accommodation:

Ashford Industrial Estate	Sq. ft.	Sq. M.
Unit 20	5,988	556.3



## Amenities

- Newly refurbished
- Minimum eaves height of 5.0m rising to 6.8m
- Car parking / loading area
- Electric roller shutter loading door (h = 4.6m w = 4.7m)
- 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

£101,796 + VAT per annum exclusive (£17.00 psf.)

## Business Rates

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.

## 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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