

WAREHOUSE/INDUSTRIAL UNITS

TO LET ON FLEXIBLE LEASES

ASHFORD BUSINESS COMPLEX 166 FELTHAM ROAD, ASHFORD, MIDDLESEX, TW15 1YQ

4,027 SQ. FT. TO 12,347 SQ. FT. (374 SQ. M. TO 1,146 SQ.M.)



LOCATION

The Ashford Business Complex is located on the south side of the Feltham Road (B377), 3 miles from Heathrow's Cargo Terminal, midway between Ashford and Feltham town centres.

Feltham Road leads to Clockhouse Lane (B3003), which provides direct access to the A30.

The units are therefore conveniently located for London Heathrow Airport, the M4, M3 and M25.

DESCRIPTION

Ashford Business Complex comprises a terrace of warehouse units of steel trussed framework construction with brick and profile metal cladding elevations under a pitched roof. The units can be adapted to suit an ingoing tenant. The estate benefits from controlled access gates and amenities include roller shutter loading doors, sodium lighting, minimum 12 ft eaves height, male and female WC's 3 phase power and car parking.

ACCOMMODATION

A range of units available either individually or together.

Unit 12	4,188 sq. ft.	383 sq. m.
Unit 13	4,027 sq. ft.	374 sq. m.
Unit 14	4,202 sq. ft.	391 sq. m.

Continued overleaf....

LEASE

Flexible leases or licences direct from the freeholders with swift access possible.

RENT

From £9.00 per sq. ft. per annum exclusive

RATES

£2.45 per sq. ft. rates payable. Information can be obtained from Spelthorne Borough Council.

SERVICE CHARGE

£0.80 per sq. ft. per annum estate charge.

POSSESSION

Immediate upon signing

VIEWING

Strictly by prior appointment with agents: -

Damian Lambourn - 020 7935 3553 – dnl@collcomm.com

NOTE:

The details contained in these particulars are believed to be correct but can not be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.

November 2011