





### LOCATION

Mereside Park is located on Shield Road within an established industrial area in Ashford / Bedfont and accessed via Challenge Road and the B377 Feltham Road. The location provides easy access to the M25 (J13), the M3 (J1), the M4 (J3&4), Central London and Heathrow Airport. Ashford Station is 1.5 miles away providing regular services to and from London Waterloo.

### **DESCRIPTION**

This modern end of terrace unit is of steel frame construction with block and metal clad elevations to a pitched roof and concrete floor. The warehouse provides great storage space with an eaves height of 9.2m rising to 10m at the ridge and is accessed from the yard via 2 electric level loading doors. Ground and first floor offices comprise suspended ceilings with recessed lighting, perimeter / underfloor trunking, carpeting, gas central heating and separate wc's.

## **AMENITIES**

- 9.2m eaves rising to 10m
- · Warehouse lighting
- 20m yard depth (approx)
- 2 electric loading doors
- 20 car parking spaces

# **ACCOMMODATION**

The property provides approximate areas measured on a gross internal area basis:

UNIT 1	SQ M	SQ FT
Warehouse	1,281	13,789
Ground & 1st floor Offices	336.7	3,625
TOTAL (GIA APPROX.)	1,617.7	17,414

#### **EPC**

C - 61

## **BUSINESS RATES**

We are advised that Rates Payable are approx £89,500 pa however interested parties are advised to contact the Local Authority for confirmation.

#### **TERMS**

Available on a flexible leasehold basis, rent on application.

## **VAT**

VAT is applicable.

#### FOR FURTHER DETAILS PLEASE CONTACT:



David Peck 0203 369 4000 07976 423611 dp@cogentre.co.uk

Will Norman 0203 369 4000 07796 774 436 wn@cogentre.co.uk

#### OR OUR JOINT AGENT



Andrew Wadsworth 07824 599 272 andrew.wadsworth@3plre.co.uk

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.