

MODERN WAREHOUSE UNIT WITH LARGE YARD

TO LET

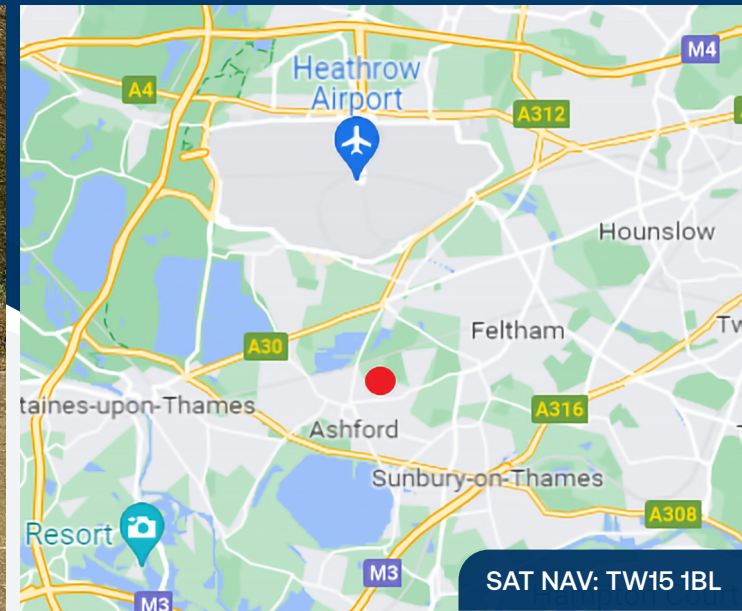
COGENT
REAL ESTATE



UNIT 5, MERESIDE PARK, SHIELD ROAD, ASHFORD, HEATHROW TW15 1BL
14,565 SQ. FT.

TO LET

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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
- Lorry parking
- 21 car parking spaces

ACCOMMODATION

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

UNIT 5	SQ M	SQ FT
Warehouse	1,016.81	10,944.94
Ground & 1st floor Offices	336.28	3,620
TOTAL (GIA APPROX.)	1,353.09	14,565

EPC

D - 84

BUSINESS RATES

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:

COGENT

REAL ESTATE

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