

ASHFORD BUSINESS CENTRE, 166 FELTHAM ROAD, ASHFORD, HEATHROW, MIDDLESEX TW15 1YQ

Individual Units from 3,805 sq ft to 16,189 sq ft



Unit 16-18 pre-refurbishment



Single Unit on estate post-Refurbishment

Location

The Ashford Business Centre is located on the south side of the Feltham Road (B377), 3 miles from Heathrow's cargo terminal, midway between Ashford and Feltham towncentres.

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

The estate is therefore conveniently located for London Heathrow Airport, the M4, M3 and M24, A4 and A316.

Description

Ashford Business Centre comprises a terrace of steel truss framework warehouse units with brick and profile metalclad elevations under a northlight insulated pitched roof.

The available Units are as follows,;-

| | | |
|---------------|--------------|---|
| Unit 7 | 4,176 sq ft | |
| Unit 8 | 3,805 sq ft | Units 7-10 can be interlinked providing a total of 16,189 sq ft |
| Unit 9 & 10 | 8,210 sq ft | |
| Units 16 - 18 | 10,747 sq ft | 8,336 sq ft of warehouse & 2,411 sq ft of offices |

Units on the estate generally benefit from 3 phase power, LED warehouse lighting, painted floors, loading doors, min. 12 ft eaves height, offices with male and female W.C.'s, kitchenette and parking.

Units 7 & 8 also benefit from warehouse heating and Unit 7 from 740 sq ft of offices.

Lease – New 5 year leases are offered direct from the freeholder

Rent - £18.50 psf

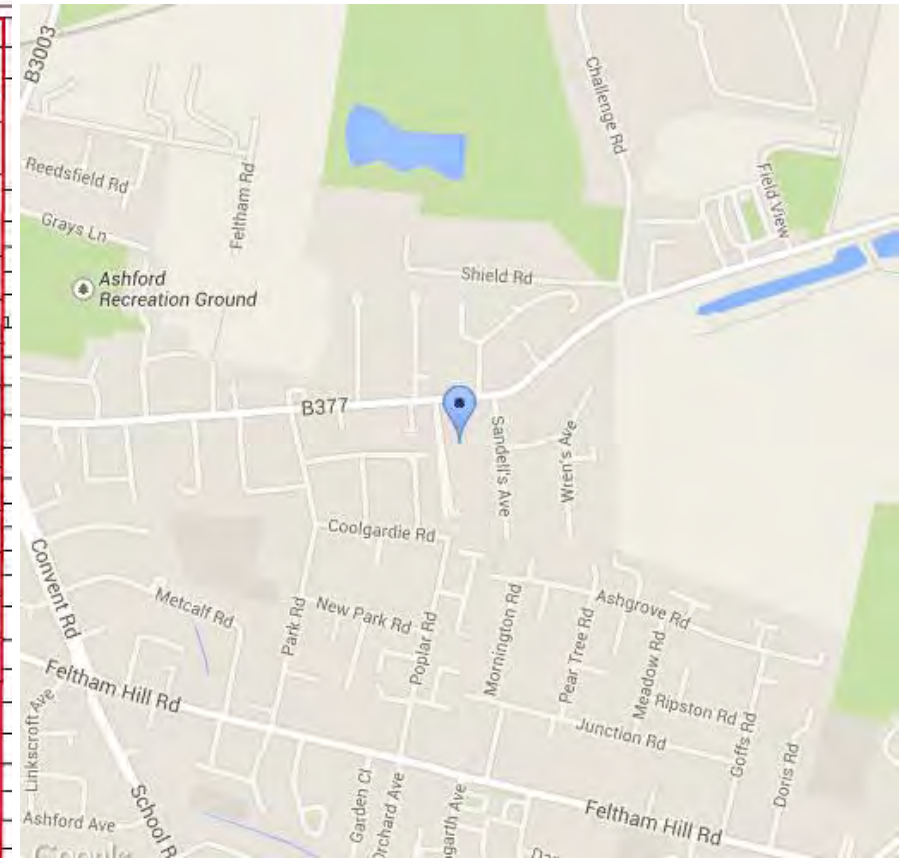
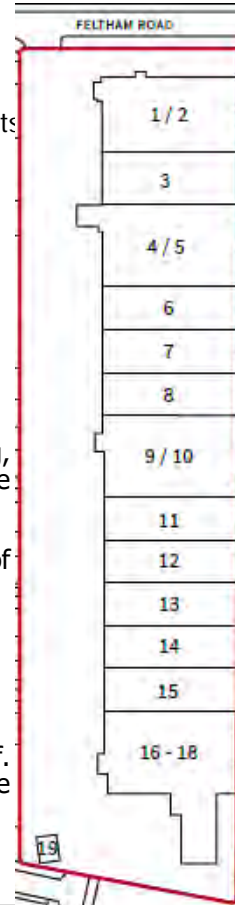
Rates - We understand that Rates Payable are in the region of £4.50-£5.00 psf. Interested parties must satisfy themselves of this information with Spelthorne Borough Council.

Estates Charge 2023/24 c£0.65 psf

EPC - to be confirmed

For Further information or to view please contact

Damian Lambourn
Lambourn Commercial
dl@lcprop.com
07796 953360



**For viewings and further information, please contact:
Damian Lambourn dl@lcprop.com Mobile 07796 953360**

93-95 Gloucester Place W1U 6JQ
Delivering Property Solutions

LAMBOURN
COMMERCIAL
020 3752 7569
WWW.LCPROP.COM

NOTE The details contained in these particulars are believed to be correct but cannot 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. Lambourn Commercial has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. **Nov 2023 Lambourn Commercial**