

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

Individual Units from 3,805 sq ft



Unit 8



Typical Unit - office content varies and can be built to suit

For viewings and further information, please contact:

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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 town centres.

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 M25, A4 and A316.

Description

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

The units each have different sized offices, capable of being amended to suit.

The available Units are as follows:-

Unit 6 -	4,050 sq ft	Rent £75,000 pa
Unit 8 -	3,805 sq ft	Rent £70,400 pa
Unit 15 -	4,219 sq ft	Rent £78,000 pa

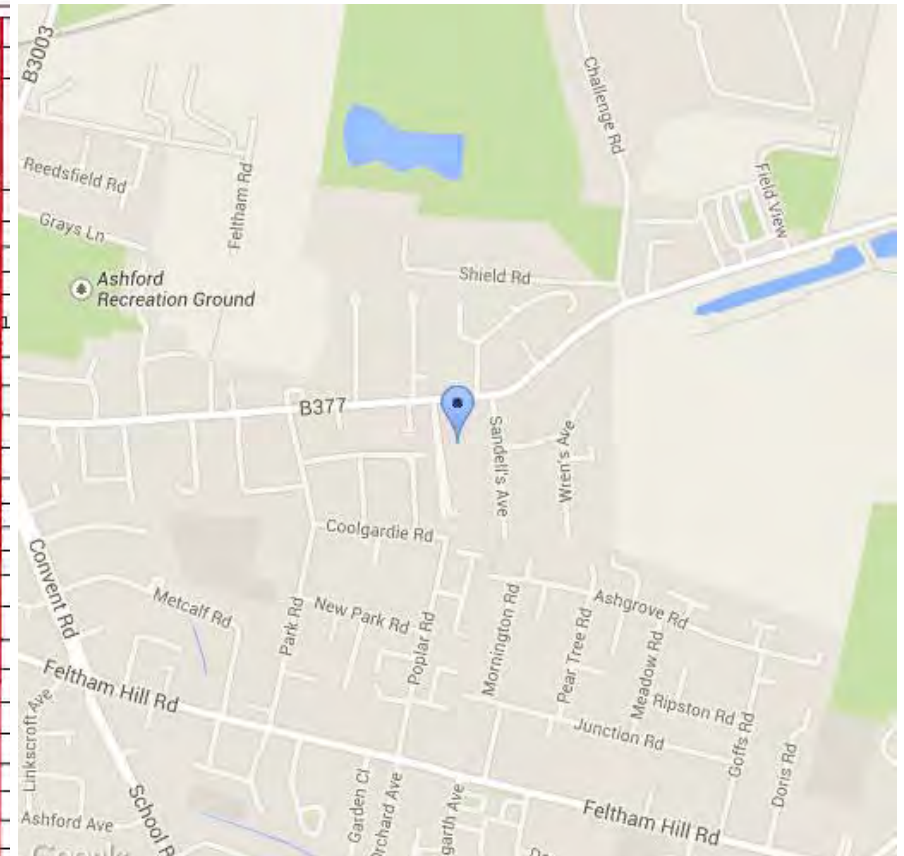
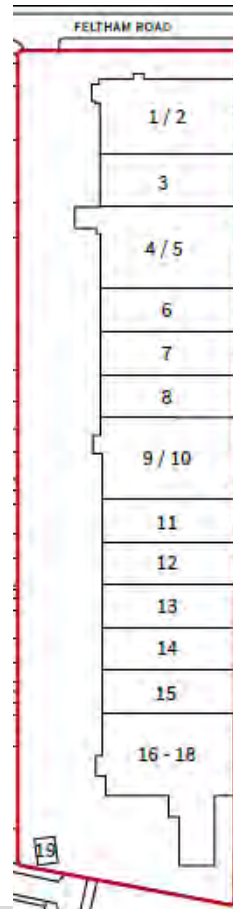
Units on the estate benefit from 3 phase power, LED warehouse lighting, painted floors, loading doors, min. 12 ft eaves height, offices with male and female W.C.'s, kitchenette and parking.

Lease – New leases are offered direct from the freeholder

Rates - 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 2025/26 c£0.65 psf

EPC - Unit 6 B49 Unit 8 - A 23 Unit 15 - B 44



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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 **Oct 2025 Lambourn Commercial**