

ON THE INSTRUCTIONS OF



UNIT 1

# Mereside Park

ASHFORD, TW15 1BL

UNDERGOING REFURBISHMENT

18,333 SQ FT (1,703 SQ M)

TO LET

High-quality  
warehouse space  
in a prime Heathrow  
logistics location

What3Words  
///vast.spite.shaped

COMPUTER GENERATED IMAGE

# Mereside Park

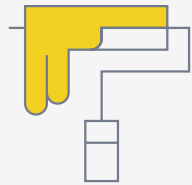
## MODERN INDUSTRIAL SPACE UNDERGOING A COMPREHENSIVE TRANSFORMATION

With refurbishment underway, the building will deliver a high-quality working environment designed to meet the operational demands of modern businesses.

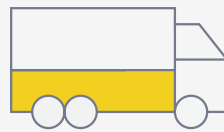
The property combines modern warehouse accommodation, dedicated office space and a substantial loading and parking environment, making it ideally suited to logistics, distribution, manufacturing, trade counter and airport-related occupiers.



**18,333 sq ft**  
warehouse  
and offices



Undergoing a  
comprehensive  
**refurbishment**



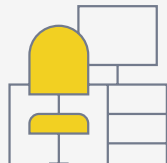
Dedicated **loading  
and parking area.**  
Potential to secure.



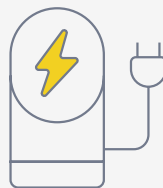
**Two electric**  
level-access  
**loading doors**



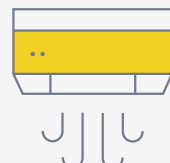
8.03m eaves  
height rising to  
10.04m to the apex



Ground and  
first floor **office  
accommodation**



**2 EV chargers**



**Air conditioned**  
first floor offices



**PV panels**  
on the roof



Approximately  
**20 parking  
spaces**



**Three-phase**  
power supply



Excellent **Heathrow**  
and **motorway**  
connectivity

Mereside  
Park

# EFFICIENT. FLEXIBLE. FUTURE-READY.

EFFICIENT WAREHOUSE SPACE WITH EXCEPTIONAL LOADING AND YARD PROVISION



COMPUTER GENERATED IMAGE

ACCOMMODATION

|                     |              |                |
|---------------------|--------------|----------------|
| Warehouse           | 16,304 sq ft | (1,514.7 sq m) |
| First Floor Offices | 2,029 sq ft  | (188.5 sq m)   |
| Total               | 18,333 sq ft | (1,703.2 sq m) |

# LOCATION & CONNECTIVITY

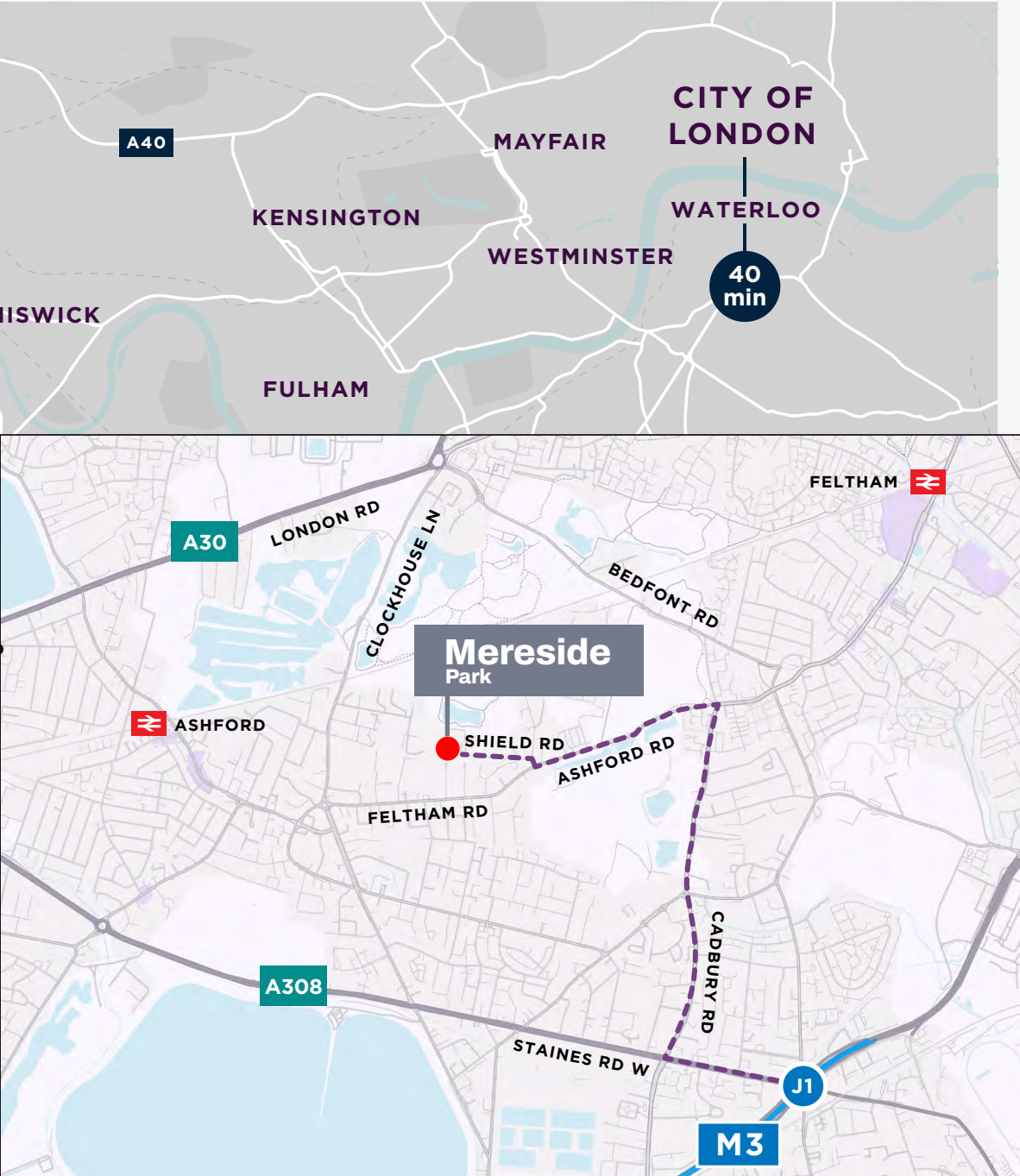
Mereside Park occupies a highly accessible position within the established Heathrow logistics corridor.

Located just minutes from Junction 1 of the M3 and within easy reach of the M25, the property provides rapid access to Central London, the South East and the wider UK motorway network.

For businesses reliant on air freight, international trade or time-critical deliveries, Heathrow Airport is only a short drive away, making this one of the capital's most strategically connected industrial locations.

### TRAVEL DISTANCES & APPROXIMATE DRIVING TIMES:

- Heathrow Airport: 3.5 miles | 10 minutes
- Heathrow Terminal 4: 4.0 miles | 10 minutes
- M3 Motorway (Junction 1): 3.5 miles | 8 minutes
- Great South West Road (A30): 2.1 miles | 5 minutes
- M25 Motorway (Junction 13): 4.8 miles | 12 minutes
- Ashford Railway Station: 0.9 miles | 4 minutes
- Feltham Railway Station: 0.9 miles | 4 minutes
- Central London: 18 miles | Approx. 40 minutes
- London Waterloo: direct rail services in approximately 40 minutes from Ashford Station



# Mereside Park

**Lease:** New FRI lease available

**Rates:** RV £222,000

**VAT:** Applicable

**Service Charge:** Payable

**EPC:** To be reassessed following refurbishment

**Legal Costs:** Each party to bear their own costs

**Viewing:** Via the joint sole agents:



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UNIT 1 • MERESIDE PARK • SHIELD ROAD • ASHFORD • TW15 1BL

ON THE INSTRUCTIONS OF  
 **ROYAL LONDON**



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