



UNITS 1 & 2


ValorPark

Ashford TW15 1XS

Detached industrial/warehouse units
available individually or combined

TO LET 29,053 to 58,106 SQ FT



DESCRIPTION

Valor Park, Ashford consists of two well specified steel portal framed detached industrial / warehouse units, which can be taken individually or combined, on a self-contained secure fenced site with excellent parking provision.



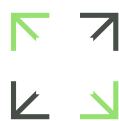
6.2m eaves height



2 level loading doors per unit



Clear span space



Large secure shared yard



30kN/sq m



242kVA power per unit



Refurbished first floor offices



EPC rating A



88 car parking spaces



EV charging points



Kitchenette



Welfare facilities



LOCATION

Ashford is located in the London Borough of Spelthorne approximately 16.6 miles west of Central London and 4.2 miles south of Heathrow Airport. Ashford benefits from excellent communication links being situated 4.1 miles east of junction 13 of the M25 motorway. The town is also 2 miles west of junction 1 of the A316/M3 motorway and 6.4 miles south of junction 3 of the M4 motorway.



16.6 miles west
of Central London



4.1 miles east of
M25 J13 and 2 miles
west of A316/M3 J1



4.2 miles south
of Heathrow Airport



ACCOMMODATION

The accommodation comprises the following areas:

	SQ FT	SQ M
UNIT 1 – Ground Floor	25,373	2,357.23
UNIT 1 – First Floor Offices	3,680	341.88
UNIT 1 TOTAL	29,053	2,699.11
UNIT 2 – Ground Floor	25,373	2,357.23
UNIT 2 – First Floor Offices	3,680	341.88
UNIT 2 TOTAL	29,053	2,699.11
COMBINED TOTAL	58,106	5,398.22

TERMS

Available by way of assignment or sublease up until 15th February 2027; alternatively a new lease may be available directly from the Landlords for a term by arrangement.

BUSINESS RATES

Interested parties are advised to make their own enquiries.





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VIEWING & FURTHER INFORMATION

Strictly through the sole agents:



Sarah Downes

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