

4,094 to 22,608 sq ft
(380 to 2,100 sq m)

Multi Let Industrial Units

Ashford Business Centre

166 Feltham Road, Ashford
TW15 1YQ

Unit 8 / Units 9–10 / Units 16–18



**Conveniently
located for
Heathrow Airport,
M3 and M4
motorways**

Ashford Business Centre is situated on a secure gated estate which comprises a terrace of warehouse units of steel trussed frame construction with brick and profile metal cladding elevations, under an insulated pitched roof.

The units each come with a forecourt / loading area and parking spaces situated at the front of the premises.

Location

Ashford Business Centre is located on the Feltham Road (B377), 3 miles from Heathrow's Cargo Terminal, to the east of Ashford Town Centre.

Feltham Road leads to Clockhouse Lane (B3003), which provides direct access to the A30. The units are therefore conveniently located for London Heathrow Airport; M3, Junction 1 (3 miles); M25, Junction 13 (4–5 miles); M4, Junction 3 (5–7 miles).



Family Property Company owned and managed,
working with Tenants



Minimum 12ft
eaves height



Roller shutter loading doors:
Unit 8 x 1, Units 9–10 x 2,
Units 16–18 x 2



Excellent forecourt
loading facility



Dedicated
parking spaces



Large offices
to Units 16–18



3 phase power



LED
lighting



Kitchenette
facilities



Male and female
WCs



Secure
gated estate



Ideal Heathrow
location



Available
immediately



Unit 8

	sq ft	sq m
Ground Floor Warehouse	4,093.72	380.32
Total (GIA)*	4,093.72	380.32

Units 9–10

Ground Floor Warehouse	7,456	692.68
Ground Floor Offices	750	69.68
Total (GIA)*	8,206	762.36

Units 16–18

Ground Floor Warehouse	8,489.95	788.74
Ground Floor Offices	1,818.49	168.94
Total (GIA)*	10,308.44	957.68

*Note: all measurements are approximate.





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Distances

M3 Junction 1	2.2 miles
M4 Junction 3	5.7 miles
M25 Junction 13	4.3 miles
Heathrow Airport	3.1 miles
Heathrow Cargo Terminal	3.5 miles

(Source: Google Maps)

EPC

Unit 8
A(23)



Units 9-10
B(33)



Units 16-18
B(48)



Terms

A new FRI lease is available for a term to be agreed.



Units 16-18

Viewings & further information

Strictly through the joint sole agents:



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