



Glenhaven Yard

Horton Road, Stanwell Moor, TW19 6AF

**Secure hard standing open
storage site with power and
water**

0.58 Acres
(0.24 Hectares)

- Hardstanding open storage
- Secure gated yard
- 1.2 miles to J14 M25
- 1.8 miles to Cargo Centre
- Water and power on site
- Office accommodation

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Summary

Available Size	0.58 Acres
Rent	£178,073 per annum
Rates Payable	£23,614.50 per annum
Rateable Value	£43,250
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	E (119)

Description

The property comprises a broadly level open site on back land south of residential numbers 133-149 (odd) Horton Road. The northern section of the site (0.584 acres) is hard standing concrete and includes a storage garage, two porta cabins and two diesel tanks. The southern section of the site (0.662 acres) is an un-developed paddock. The total site comprises 1.246 acres and is accessed between two residential properties and a security gate.

The hard standing concrete area (0.584 acres / 25,439 sq ft) is available to lease on flexible terms.

The vendor will consider a sale of the whole site (1.246 acres) at a price to be agreed.

Location

The site is located in the Village of Stanwell Moor between the M25 Motorway and immediately west of Heathrow Airport. Horton Road links directly to the A3044 Stanwell Moor Road, which runs along the western edge of Heathrow Airport and provides easy access to the Airport's terminals and Junction 14 of the M25.

Heathrow Airport is circa 1.7 miles from the property, with a journey time of approx. 6 minutes. The Heathrow Cargo Terminal is located approx. 1.8 miles from the property. A Post Office and local shops are 0.1 miles away.

Viewings

Strictly by appointment via the sole agents.

Terms

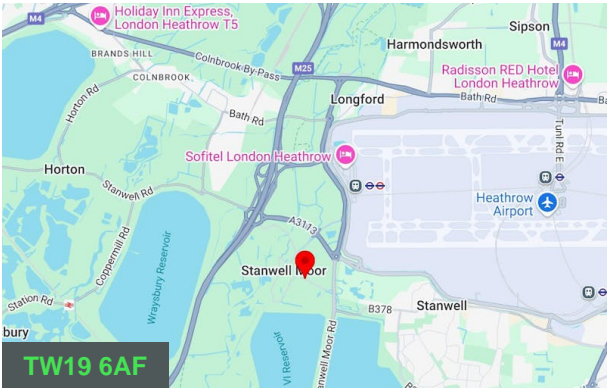
A new FRI lease is available on terms to be agreed. Alternatively the Freehold is for sale with vacant possession. Details available upon request.

Planning

A Certificate of Lawful Use or Development was granted on 9 August 2018 by the Borough of Spelthorne for the existing use of the site for a minibus depot for a holiday firm and ancillary offices and welfare facilities.

Local Authority

Spelthorne District Council



Viewing & Further Information



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