

4,094 to 23,000 sq ft  
(380 to 2,137 sq m)

## Refurbished Industrial/ Warehouse 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

EPC: A (23)

## Units 9&10

EPC: A (23)

## Units 16-18

EPC: B (48)

	sq ft	sq m
Warehouse	4,094	380
Total (GIA)*	4,094	380
Warehouse	7,460	693
Offices	750	70
Total (GIA)*	8,210	763
Units 8, 9 & 10 combined	12,304	1,143
Warehouse	8,336	774
Offices	2,411	224
Total (GIA)*	10,747	998

\*Note: all measurements are approximate.



Unit 8



Units 9-10



Unit 8



Units 9-10







# Ashford Business Centre

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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)

The estate benefits from the 117 Bus Route running along Feltham Road to Staines and Feltham Train stations.

## Terms

New leases are available on terms to be negotiated.

## Rent

From £17.50 psf

## Estate Charge 24/25

c£0.65 psf

## Rates Payable 24/25

c£4.50–£5.00 psf – parties should satisfy themselves with the local rating authority but as a guide.



## Viewings & further information

Strictly through the joint sole agents:



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e [thomas.bond@jill.com](mailto:thomas.bond@jill.com)

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Designed by: Ovation Creative Ltd, +44 (0)7889 982136

## Units 16–18