

MULTI LET INDUSTRIAL UNITS TO LET

ASHFORD BUSINESS CENTRE, 166 FELTHAM HILL ROAD, ASHFORD, TW15 1YQ
4,219 SQ. FT / 391 SQ M

TO LET

COGENTRE.CO.UK

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4,219 SQ. FT / 391 SQ M



DESCRIPTION

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.

ACCOMMODATION

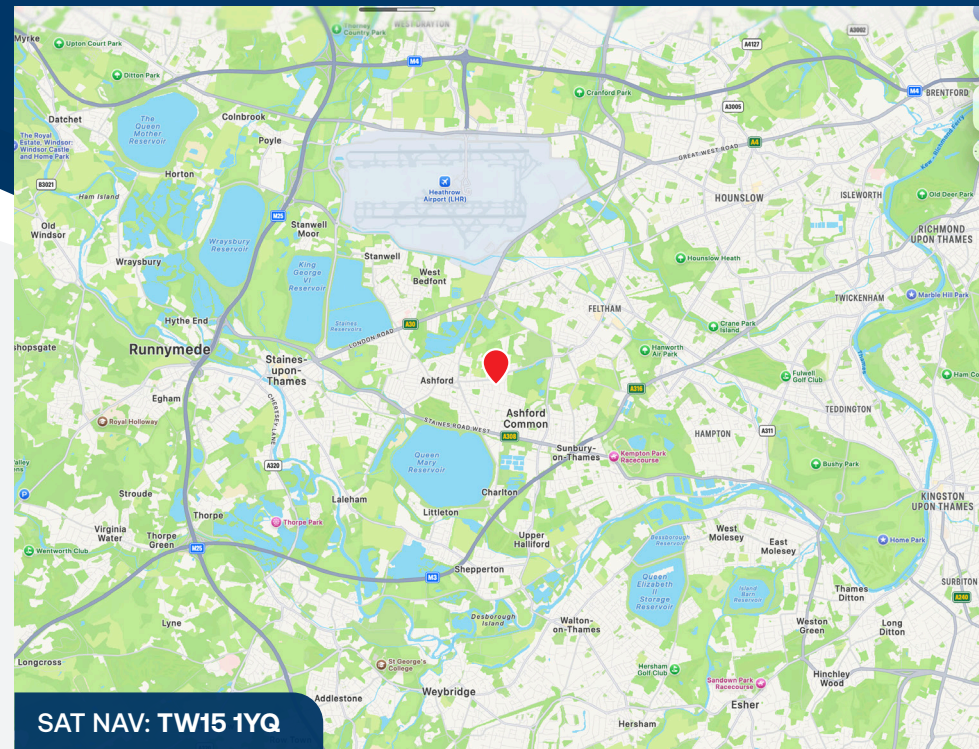
The property provides approximate areas measured on a gross internal area basis:

UNIT	SQ FT	SQ M
Unit 15	4,219	391

SPECIFICATION

- Minimum 12ft eaves height
- Excellent forecourt loading facility
- Led lighting
- Male and female WCs
- Dedicated parking spaces
- 3 Phase power
- Secured gated estate
- Roller shutter loading doors

LOCATION



SAT NAV: TW15 1YQ



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).

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

TERMS

The property is available by way of new FRI lease

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

We advise all interested parties to seek confirmation of the Business Rates and rates payable from the VOA.

VAT

All pricing is subject to VAT.



FOR FURTHER DETAILS PLEASE CONTACT:

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