



Unit 12, Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

To Let
3,582 sq ft

Warehouse / Industrial Unit With Car Parking – To Be Refurbished



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Summary

- EPC: D (99)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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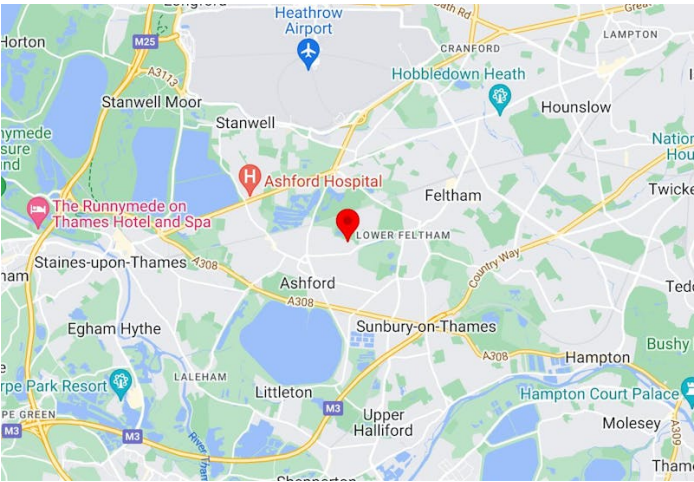


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Joint Agents



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Description

Unit 12 Ashford Industrial Estate comprises a mid-terraced warehouse / industrial unit with an up and over loading door, three phase power and car parking. Extensive refurbishment works are currently being undertaken to the property to include new LED lighting, flooring, roof overhaul works and redecoration throughout.

Location

Ashford Industrial Estate is situated off Challenge Road, accessible via Feltham Road. The site lies approximately 3 miles from Heathrow's Southern Perimeter Road, providing convenient access to Terminal 4 and the Cargo Centre. Junction 1 of the M3, via the A308 Staines Road, is around 3 miles to the south, while the M25 is approximately 4 miles to the west. Ashford British Rail Station is located about 1.5 miles to the west, offering regular services to London Waterloo with a journey time of roughly 35 minutes.

Accommodation

Description	sq ft	sq m
Warehouse	3,582	332.78
Total	3,582	332.78



Specifications

- Currently under refurbishment
- Minimum eaves height of 4.4m rising to 6.4m
- Car parking / loading area
- Electric up and over loading door (h = 3.7m w = 3.8m)
- Three phase power
- LED lighting
- WCs

Terms

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

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.