

# To Let

## Unit 3, Ashford Industrial Estate, Shield Road, Ashford, Surrey, TW15 1AU

2,323 sq ft (215.81 sq m)

- Concertina loading door
- 3m minimum eaves height
- Up to 8 parking spaces
- To be refurbished



Located On Shield Road, An Established Industrial Location

## Location

The unit is located on Shield Road, an established industrial location, providing good access to the M25 & M3 with Junction 1 of the M3 being within a 5 minute drive. There is also a good rail connection from Ashford Station that provides a regular service to London Waterloo; approx. 35 minute journey time. London Heathrow Cargo Centre is within close proximity to the north.

## Accommodation

Description	Sq ft	Sq m
Warehouse	2,323	215.81

## Specification

- Concertina loading door
- 3m minimum eaves height
- Up to 8 car parking spaces
- To be refurbished
- 3 phase power
- Strip lighting
- WCs

## Terms

The accommodation is available on a new Full Repairing and Insuring Lease direct from the landlord

## Service Charge

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.



## Rent

Rent on Application

## EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

## Business Rates

Upon Enquiry

## Viewing & Further Information

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