



## Unit 5 Littleton House

Littleton Road, Ashford, TW15 1UU

**Ground Floor Light Industrial /  
Storage Unit**

**1,237 sq ft**

(114.92 sq m)

- Clear height 2.77m
- Power
- Double door loading
- Estate parking
- LED Lighting
- Concrete floor
- Communal WC's
- 24/7 Access
- Powered by renewable energy via on-site photovoltaic panels

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## Summary

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Available Size | 1,237 sq ft                                                                                 |
| Rent           | £24,740 per annum                                                                           |
| Business Rates | Interested parties are advised to contact the local rating authority to obtain this figure. |
| Service Charge | Inclusive of the annual rent.                                                               |
| VAT            | Applicable                                                                                  |
| Legal Fees     | Each party to bear their own costs                                                          |
| EPC Rating     | Upon enquiry                                                                                |

## Location

Littleton House occupies a prominent corner position at the junction of Littleton Road and Ashford Road just off the A308 Staines Road West providing easy access to the M3 and a short distance from Heathrow Airport. Sunbury Station is the closest station which provides access to London Waterloo within 50 minutes.

## Description

Littleton House is a multi occupied business centre providing a range of individual light industrial/workshop/studio and office units on ground and first floor level. The available unit has been recently refurbished and benefits from LED Lighting, power and a clear height of 2.77m. Parking is available on the estate.

## Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

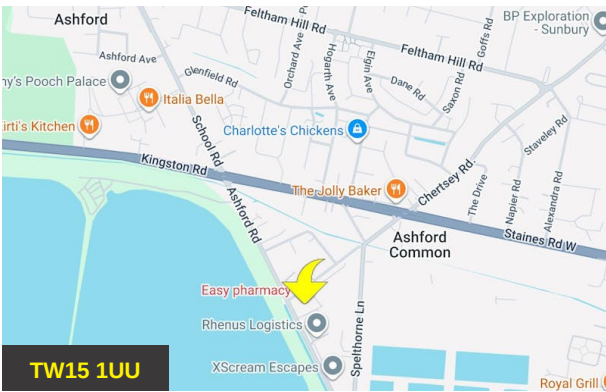
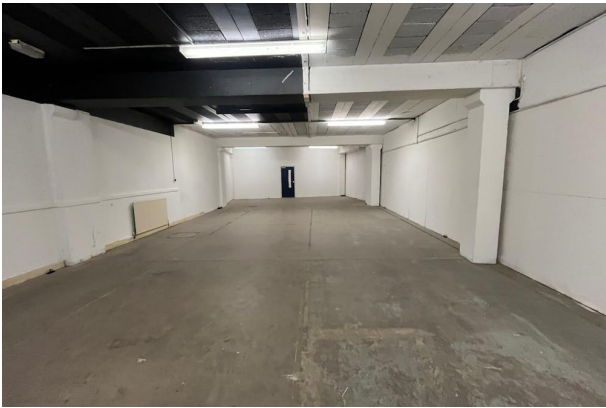
| Description                | sq ft | sq m   |
|----------------------------|-------|--------|
| Light Industrial / Storage | 1,237 | 114.92 |
| Total                      | 1,237 | 114.92 |

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



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