

Unit 20

Shepperton Business Park, Govett Av, Shepperton, TW17 8BA



TO LET

4,590 SQ FT
(426.42 SQ M)

Modern industrial/warehouse unit to be comprehensively refurbished.

- To be comprehensively refurbished
- 6m eaves height
- Floor loading capacity 36 KN/m²
- 3 phase power
- Electrically operated loading door
- First floor offices (approx 435 sq ft)
- Allocated car parking

020 8707 3030
desouza.co.uk

Summary

Available Size	4,590 sq ft
Rates Payable	£6.80 per sq ft Approx 2026/27 rates
Estate Charge	£0.67 per sq ft Approx 2026 Service Charge Budget
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Unit 20 is a modern industrial/warehouse. It benefits from 6 m minimum eaves height, an electrically operated loading door, first floor offices and allocated car parking. It is due to be comprehensively refurbished.

Location

Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton Station.

Communication links are excellent with Junction 1 of the M3 Motorway approximately 3 miles to the north east and the M3/M25 intersection some 4.5 miles to the west.

Shepperton railway station provides a regular train service to central London, Kingston & Richmond.

Heathrow Airport is approximately 7 miles to the north. In addition, Shepperton has a well established town centre which is within easy walking distance of the Business Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 20	4,590	426.42
Total	4,590	426.42

Specification

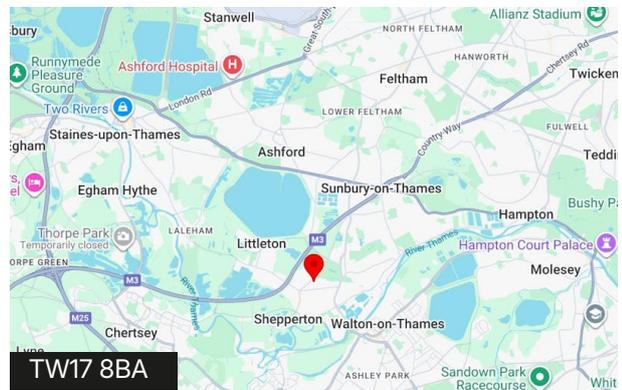
- 6m minimum eaves height
- 3 phase power
- 36KN/m2 floor loading
- Electrically operated loading door
- First floor offices
- Male and female WC's
- Allocated car parking spaces

Viewings

By appointment only with De Souza.

Terms

Available on a new lease direct with the Landlord.



Viewing & Further Information



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