

12A Shepperton Business Park

Govett Avenue, Shepperton, TW17 8BA



TO LET

1,181 TO 1,949 SQ FT
(109.72 TO 181.07 SQ M)

£27,500 PER ANNUM

Modern business unit to let on short sublease or new lease direct with the landlord.

- 6m eaves height
- Mezzanine storage (818 sq ft)
- Ground floor offices
- Kitchen and WC's
- Gas heating
- Full height electric loading door
- 3 phase power

020 8707 3030
desouza.co.uk

Summary

Available Size	1,181 to 1,949 sq ft
Rent	£27,500 per annum
Rates Payable	£8,982 per annum
Rateable Value	£18,000
Service Charge	N/A
VAT	Applicable
EPC Rating	C (69)

Description

Unit 12a is an end of terrace industrial/warehouse unit extending to approximately 1,131 sq ft (gross external area). The mezzanine floor provides approximately 818 sq ft of storage space. There are office, a workshop, WC's and kitchen on ground floor under the mezzanine.

Location

Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton Railway Station. Communication links are excellent with Junction 1 of the M3 motorway approximately 3 miles to the northeast and the M3/M25 intersection 4.5 miles to the west. Shepperton Station provides a regular train service to London Waterloo. Heathrow Airport is approximately 7 miles to the north. In addition Shepperton Town Centre is within walking distance and offers retail and banking facilities.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground floor offices, workshop, kitchen, wc's and warehouse	1,131	105.07	Available
Mezzanine Storage	818	75.99	Available
Total	1,949	181.06	

Specification

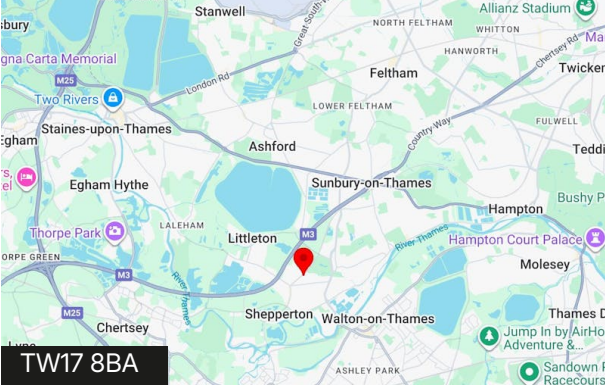
- End of terrace modern unit
- 6m eaves height
- Full height electrically operated loading door
- 3 phase power
- Mezzanine storage (818 sq ft)
- Ground floor offices, workshop, kitchen and WC's
- EPC - C 69

Viewings

By appointment with De Souza only.

Terms

Available by way of a sublease until 17th October 2026 or a new longer lease direct with the Landlord.



Viewing & Further Information



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