



Unit 1, Mereside Park, Ashford, TW15 1BL

To Let

Modern Warehouse Unit With Large Yard TO BE REFURBISHED

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Summary

- Lease: New Lease

Further information

- [View details on our website](#)

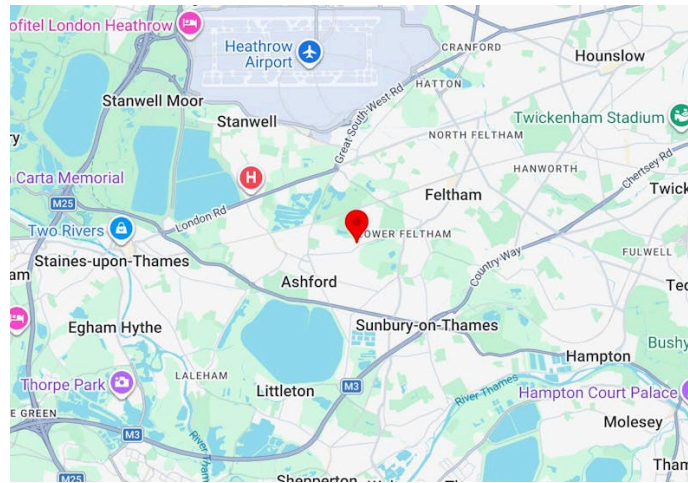
Contact & Viewings



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Description

The property is situated within a terrace of brick-built industrial/warehouse units, of steel frame with brick and metal cladding. The property has its own first floor offices and associated car parking plus yardage.

Location

The property is located on Mereside Park, which is off Shield Road, accessed via Challenge Road / Feltham Road in Ashford. Ashford is an established 'Heathrow catchment' location, being popular with freight forwarders and others with businesses connected with the airport, and businesses serving it. Junction 1 of the M3 motorway is approximately 2.5 miles distant, providing good access to Central London, the M25 (J13), M4 (J3&4) and Heathrow Airport. Ashford British Rail Station is approximately 1.6 miles from the estate and Sunbury train station is approximately 2.5 miles away, both providing regular access to London Waterloo.

Accommodation

Description	sq ft	sq m
Warehouse	16,304	1,514.69
First Floor Offices	2,029	188.50
Total	18,333	1,703.19

Specifications

- 2 x Electric roller shutter loading doors
- Minimum eaves height of 9.2m rising to 10m
- Separate pedestrian entrance
- Ground and first floor office accommodation
- Gas supply • Three phase power
- WCs
- c. 20 car parking spaces, plus loading area

Terms

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

Business Rates

Transitional adjustments may apply – all applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT is applicable.

Service Charge

A service charge is applicable in relation to the maintenance of the common areas of the estate. Further details available from the agents.

Legal Costs

Each party to bear their own legal costs.