



**Industrial / Warehouse - To Let
With Parking**

Unit 18 Shepperton

Unit 18, Shepperton Business Park,
Shepperton, TW17 8BA

Industrial / Warehouse

TO LET

5,541 sq ft

(514.78 sq m)

- One main electric loading door with a height of 4.23M and a width of 4.2M
- 3 phase power
- Large forecourt with 9 car parking spaces
- Good condition first floor office
- Kitchen
- Largely open plan warehouse space
- Eaves height of 4.67m
- Gas air blower

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Summary

Available Size	5,541 sq ft
Rent	£48,000 per annum Passing rent
Rates Payable	£18,780.75 per annum Based on 2019/2020 small business multiplier
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (67)

Location

Shepperton Business Park is a well-established estate located within the heart of Shepperton. The property is adjacent to Shepperton railway line with good links to London Waterloo. The M3 Junction 1 is less than 3 miles away and Heathrow airport is approximately 6 miles away.

Description

Unit 18 Shepperton Business Park provides 5,541 sq. ft. of industrial / warehouse space and includes the benefit of 9 car parking spaces included within the lease.

Accommodation

The accommodation comprise the following

Floor / Unit	Size (sq ft)	Size (sq m)	Status
G	3,892	361.58	Available
1st	397	36.88	Available
Mezzanine	1,257	116.78	Available

Terms

The premises are available by way of a lease assignment until 24th December 2024



Viewing & Further Information

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