

**ASHFORD BUSINESS CENTRE, 166 FELTHAM ROAD, ASHFORD,  
HEATHROW, MIDDLESEX TW15 1YQ**

**Last Remaining Unit -  
Unit 7            4,176 sq ft**



## Location

The Ashford Business Centre is located on the south side of the Feltham Road (B377), 3 miles from Heathrow's cargo terminal, midway between Ashford and Feltham town centres.

Feltham Road leads to Clockhouse Lane (B3003), which provides direct access to the A30

The estate is therefore conveniently located for London Heathrow Airport, the M4, M3 and M24, A4 and A316.

## Description

Ashford Business Centre comprises a terrace of steel truss framework warehouse units with brick and profile metalclad elevations under a northlight insulated pitched roof.

The available Units are as follows:-

Unit 7      4,176 sq ft    4,176 sq ft    **AVAILABLE 1ST FEB 2018**

The unit is undergoing refurbishment to include offices, male and female W.C.'s and kitchen, loading doors, LED lighting, minimum 12 ft eaves height, 3 phase power and parking

The estate has undergone investment over the last few years to include new tarmaced estate road, new fences with estate road night lights, CCTV, rear estate access for occupiers non-delivery access, controlled main access gates on Feltham Road.

**Lease** – New 5 year leases are offered direct from the freeholder.

**Rent** - £50,000 pa plus VAT

**Rates** – The Units Iis being reassessed and it is anticipated Rates Payable for 2017-18 will be in the region of £2.25 psf. Interested parties must satisfy themselves of this information with Spelthorne Borough Council

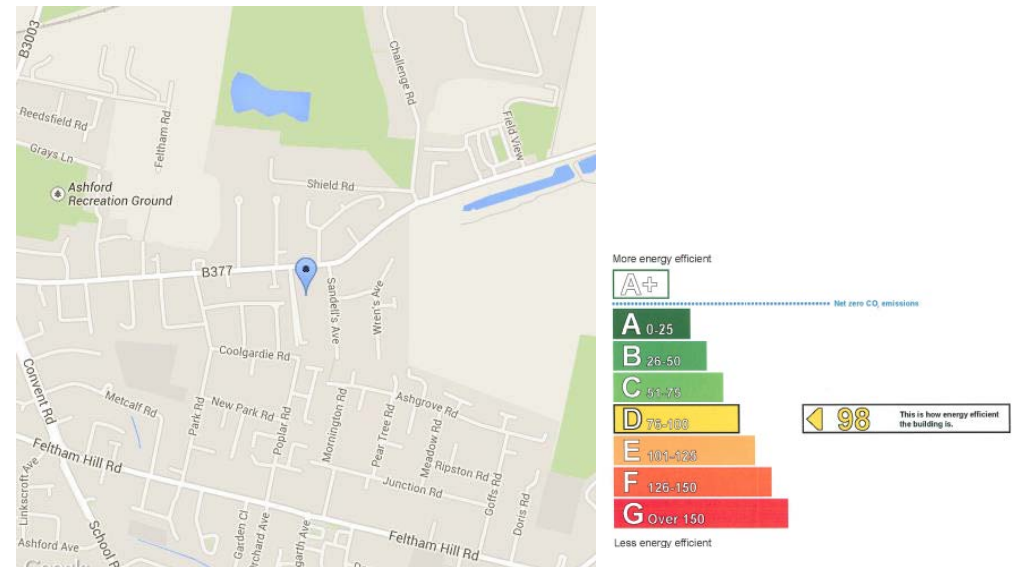
**Estates Charge and Buildings Insurance** – c £0.90 psf

**VAT** - Payable on rent and estates charges

**For Further information or to view please contact joint sole agents**

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NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. January 2018 Lambourn Commercial Ltd