

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

Offices To Let
The Gatehouse, Unit 19
440 sq. ft.



Location

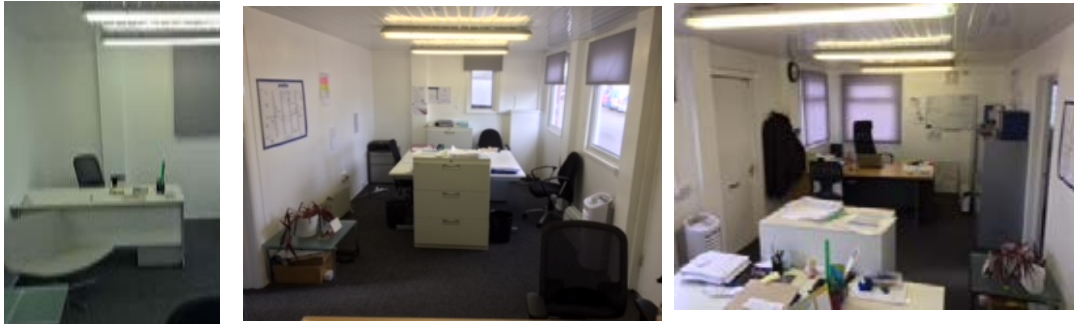
The Ashford Business Centre is located on the south side of the Feltham Road (B377), 3 miles from Heathrow's cargo terminal, midway between Ashford and Feltham towncentres.

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

Unit 19 comprises a stand-alone, self-contained single storey unit currently fitted as offices providing an open plan area with currently 3 desk, an additional room, kitchen and W.C. totalling some 440 sq ft with parking for 2 cars.



NB. Some photos taken prior to the existing tenants occupation in Feb 2017

Terms

The premises are offered on either an assignment of the existing lease for a term to to 4th March 2020 at a rent of £8,500 pa or a new lease direct from the freeholder

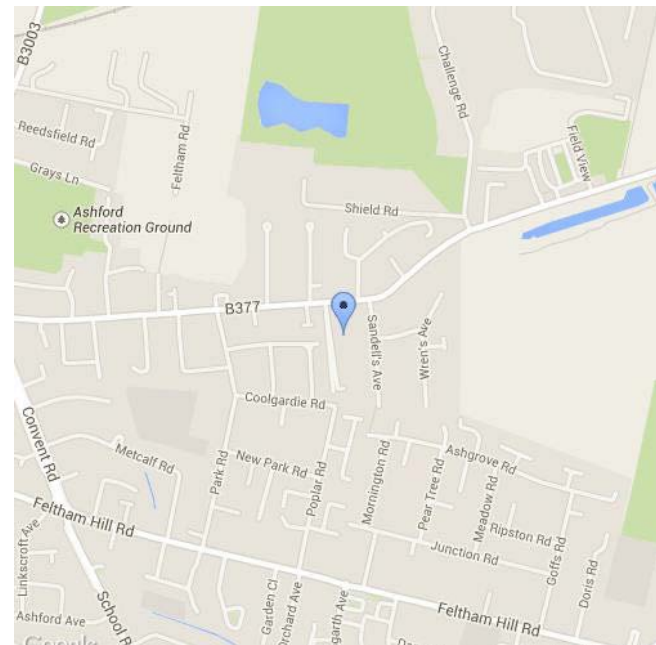
Rates

The Units has a current rateable value of £7,500 and as such potentially rates free.

Interested parties must satisfy themselves of this Information with Spelthorne Borough Council

Estates Charge and Buildings Insurance – c £0.90 psf

**For Further information or to view please contact
Damian Lambourn 07796 953360 dl@lcprop.com**



**For viewings and further information, please contact:
Damian Lambourn dl@lcprop.com Mobile 07796 953360**

93-95 Gloucester Place W1U 6JQ
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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. Lambourn Commercial has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.

April 18 Lambourn Commercial Ltd