

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

Units from 3,805 sq ft to 14,967 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

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

The available Units are as follows, individually or together:-

Unit 6	4,050 sq ft	Available on a Licence or lease
Unit 8	3,805 sq ft	
Unit 15	4,219 sq ft	

Units 16 - 18 10,747 sq ft comprising 8,336 sq ft of warehouse & 2,411 sq ft of offices

Units on the estate generally benefit from offices, male and female W.C.'s and kitchen, loading doors, LED lighting, minimum 12 ft eaves height, 3 phase power and parking

Lease – New 5 year leases are offered direct from the freeholder or Licences from 6 months onwards on Unit 6.

Rent - From £12.50 psf

Rates – It is understood Rates Payable for 2019-20 will be in the region of £2.72 psf and £3.26psf. Interested parties must satisfy themselves of this information with Spelthorne Borough Council

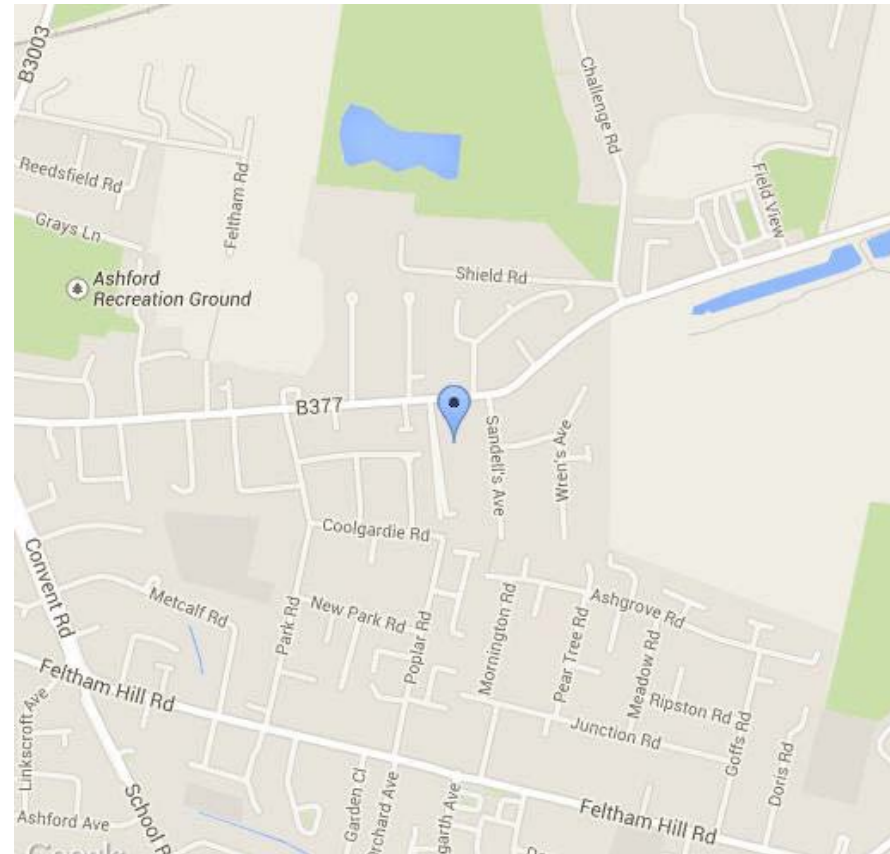
Estates Charge 2019/20– c £0.48 psf

EPC - D98

For Further information or to view please contact joint sole agents

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JLL

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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. March 2020 Lambourn Commercial