

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

Unit 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 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 metalclad elevations under a northlight insulated pitched roof.

Unit 7 - 4,176 sq ft

Unit 7 is refurbished to include offices, male and female W.C.'s LED lights to the warehouse.

Each unit benefits from loading doors, minimum 12 ft eaves height, LED Lighting, 3 phase power and parking.

The estate benefits from 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 - Unit 7 - £52,200 pa. exclusive.

Rates Based on information from the VOA website

Unit 7 Rateable Value £24,000 making Rates Payable 2019-20 c£11,784

Interested parties must satisfy themselves of this Information with Spelthorne B.C.

Estates Charge- Unit 7 - £2,458.97 pa

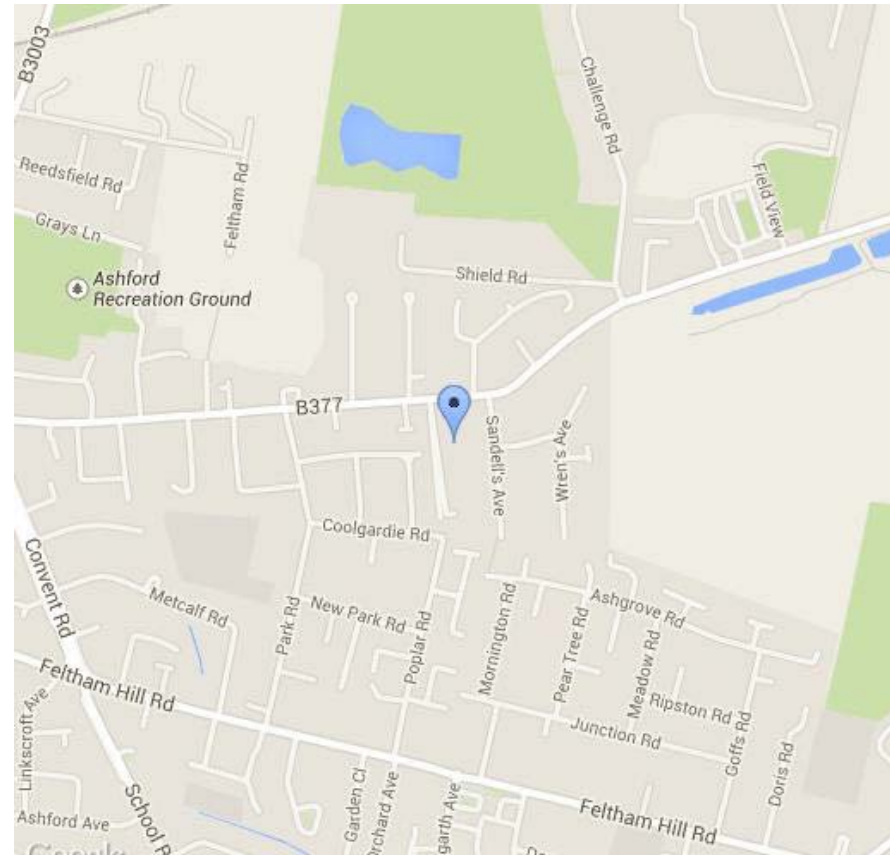
VAT - Payable on Rent and Estates Charges

EPC - D98

For Further information or to view please contact joint sole agents

Melinda Cross
JLL
melinda.cross@eu.jll.com
07748 267748

Damian Lambourn
Lambourn Commercial
dl@lcprop.com
07796 953360



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

93-95 Gloucester Place W1U 6JQ
Delivering Property Solutions

LAMBOURN
COMMERCIAL
020 3752 7569
WWW.LCPROP.COM

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. May 2019 Lambourn Commercial Ltd