

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

From 4,050 sq ft to 8,226 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.

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

Unit 6	4,050 sq ft
Unit 7	4,176 sq ft

The units are undergoing refurbishment to include offices, male and female W.C.'s and kitchen, loading doors, 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 - From £12.50 psf

Rates – The Units are awaiting new assessments but it is anticipated Rates Payable for 2017-18 will be around £2.25 psf.

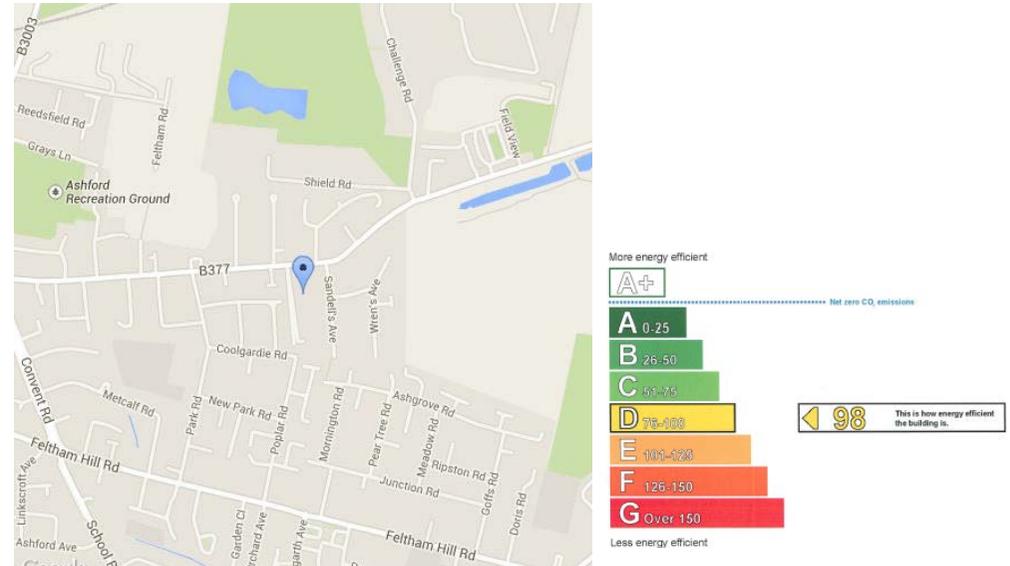
Interested parties must satisfy themselves of this Information with Spelthorne Borough Council

Estates Charge and Buildings Insurance – c £0.90 psf

For further information or to view please contact 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. 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.

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