



CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

CLEAN WAREHOUSE / PRODUCTION UNIT

**2,220 SQ FT (206.3 SQ M)
(Gross External Area)**

CLOSE TO HEATHROW

LOW RENT

**AVAILABLE NOW
TO LET**



Photograph of similar unit on estate

**UNIT 3
ASHFORD INDUSTRIAL ESTATE
SHIELD ROAD
ASHFORD
MIDDLESEX
TW15 1AU**

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Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

LOCATION

Ashford Industrial Estate is off Feltham Road and via Clockhouse Lane is 3 miles from the Heathrow Southern Perimeter Road with access to T4 and the Cargo Centre.
Junction 1 of the M3 (via the A308 Staines Road) is 3 miles to the south and Ashford station (with a 35 minute journey to Waterloo) 1.5 miles to the west.

DESCRIPTION

The premises comprise a modern end of terrace warehouse of steel portal frame construction, with elevations of brick and profile cladding.

AMENITIES

- Concertina full height loading door
- Male & Female WC
- Up to 8 car spaces
- Strip lighting
- Concrete floor
- Minimum eaves height of 3m
- Available now for immediate occupation

TERMS

An FRI lease for a term to be arranged.

RENT

| | | |
|--------|-----------------------------|---------------|
| Year 1 | £4.95 per sq.ft. exclusive | (£10,990 pax) |
| Year 2 | £8.50 per sq.ft. exclusive | (£18,870 pax) |
| Year 3 | £9.00 per sq.ft. exclusive | (£19,980 pax) |
| Year 4 | £9.50 per sq.ft. exclusive | (£21,090 pax) |
| Year 5 | £10.00 per sq.ft. exclusive | (£22,220 pax) |

RATES

Rateable value £25,000
Rates payable 1st April 2009 to 31st March 2010 £12,125 per annum.

Please note an appeal has been made upon the basis the unit is incorrectly assessed and a reduction in the rateable value and rates payable is being sought.

VIEWING

At short notice by prior appointment through joint agents:

Vokins Chartered Surveyors:
Joanne Davis – 020 8400 8899

j.davis@vokins.co.uk

Altus Edwin Hill:
Sarah Downes – 01753 689000

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SUBJECT TO CONTRACT