



CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

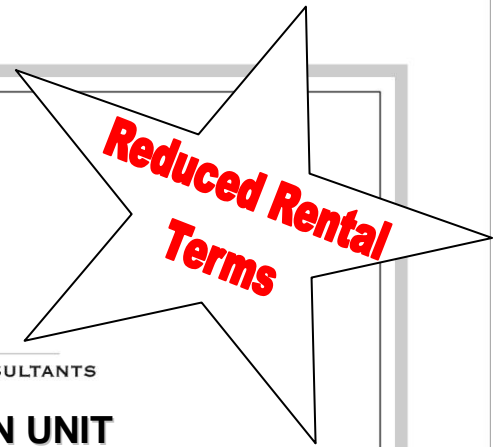
## CLEAN WAREHOUSE / PRODUCTION UNIT

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

**CLOSE TO HEATHROW**

**ECONOMICAL RENTAL TERMS**

**AVAILABLE NOW  
TO LET**



**UNIT 9  
ASHFORD INDUSTRIAL ESTATE  
SHIELD ROAD  
ASHFORD  
MIDDLESEX  
TW15 1AU**

**TELEPHONE: 020 8400 9000 FAX: 020 8400 9001**

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
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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. The unit has a small office with a view of the workshop.

**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**

A 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**

Budget estimate 1 April 2009 to 31 March 2010  
- £12,125 payable = £5.46 psf

**VIEWING**

At short notice by prior appointment through joint agents:

**Vokins Chartered Surveyors:**  
**Joanne Davis – 020 8400 8899**

[j.davis@vokins.co.uk](mailto:j.davis@vokins.co.uk)

**Altus Edwin Hill:**  
**Sarah Downes – 01753 689000**

[sarah.downes@altus-edwinhill.com](mailto:sarah.downes@altus-edwinhill.com)

**SUBJECT TO CONTRACT**