

**TO LET – BUSINESS UNIT WITH CAR PARKING
POTENTIALLY SUITABLE FOR MOTOR TRADE USE**



Vitesse House
Ashford Road, Ashford TW15 1XB

10,053 SQ. FT.
(933.9 SQ.M.)

Vitesse House, Ashford Road, Ashford TW15 1XB

Location

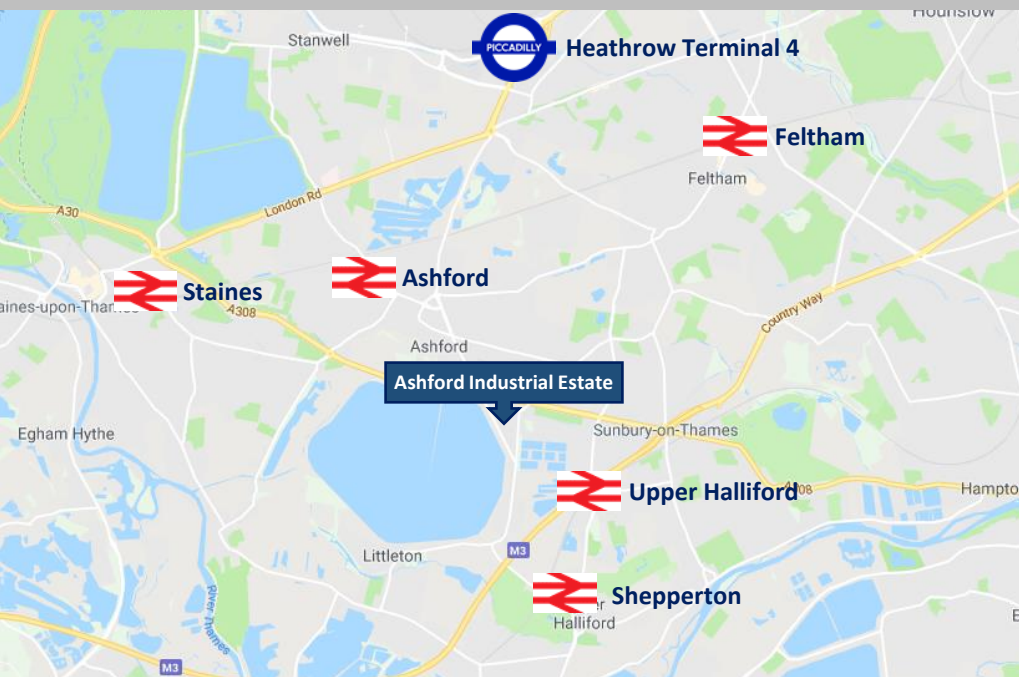
Ashford Industrial Estate is located on Ashford Road via the A308, Staines Road West in Ashford. The site is approximately 3.5 miles from the Heathrow Southern Perimeter Road with access to T4 and the Cargo Centre.

Junction 1 of the M3 (via the A308 Staines Road) is approximately 1.3 miles to the East and the M25 is approximately 5 miles to the West.

Ashford British Rail Station is approximately 1.4 miles to the East (with a 45-minute journey to London Waterloo Station).



Red demise line for illustrative purposes only



M3 – Sunbury	1.4 miles
Great South- West Road	2.6 miles
Heathrow Airport	3.5 miles
M25 – Junction 13	4.9 miles
Uoper Halliford (British Mainline)	1.3 miles
Sunbury (British Mainline)	1.5 miles
Ashford (British Mainline)	1.8 miles
Heathrow Terminal 4 (Piccadilly)	1.2 miles

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The Property

Vitesse House comprises a detached warehouse / industrial premises with a roller shutter loading door, separate pedestrian entrance, kitchen, WCs, and forecourt parking.

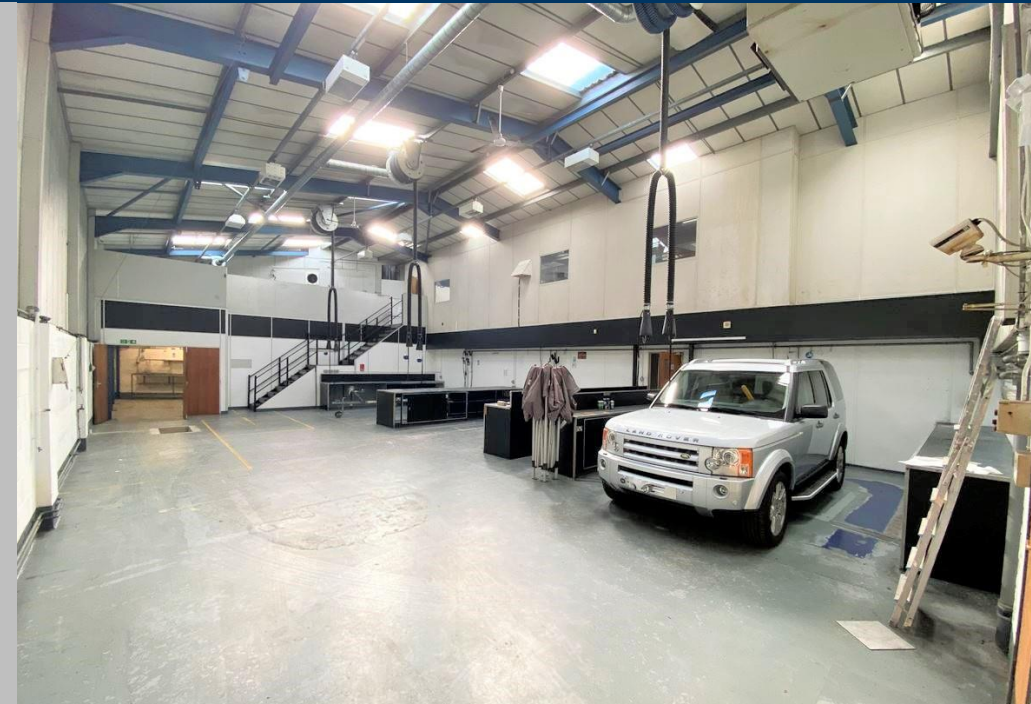
Use

Potentially suitable for motor trade use, subject to planning permission.

Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	8,683	806.7
First Floor / Storage	1,370	127.3
SUBTOTAL	10,053	934.0
First Floor Mezzanine (showroom)	676	62.8



Amenities

The property benefits from the following amenities: -

- Rolle shutter loading door
- c. 5m internal eaves to workshop
- Offices over ground and first floors
- Large forecourt / yardage
- Mixture of strip and spot lighting
- WCs

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£95,000 + VAT per annum exclusive.

Business Rates

According to the Valuation Office website the property is known as Vitesse House, Ashford Road, Ashford, Middlesex, TW15 1XG with a current rateable value of £45,250.

Rates payable 2021/2022 = approximately £23,168 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: E (121).



Viewing

Strictly through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in 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.

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