

TO LET | MODERN INDUSTRIAL/PRODUCTION UNIT

1,131 SQ FT (105.06 SQ M)

UNIT 12B SHEPPERTON BUSINESS PARK, GOVETT AVENUE, SHEPPERTON TW17 8BA.



- Production/Industrial use
- Up and over loading door
- Three phase power
- Allocated parking spaces
- Gated estate
- Close to BR station

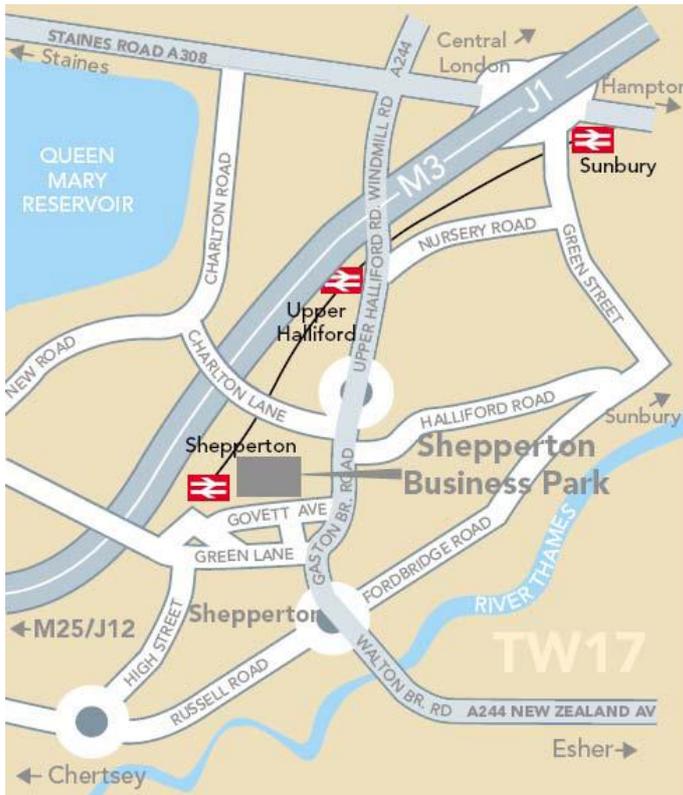
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Location

Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton Railway Station.

Communication links are excellent with Junction 1 of the M3 motorway approximately 3 miles to the northeast and the M3/M25 intersection some 4.5 miles to the west. Shepperton railway station provides a regular train service to central London. Heathrow Airport is approximately 7 miles to the north.

In addition, Shepperton town centre is within walking distance and offers retail and banking facilities.



Description

Unit 12b comprises a mid terrace single storey industrial/warehouse unit and extends to approximately 1,131 sq ft (gross external area). The building has been designed with high level windows to the industrial/warehouse to allow natural daylight to mezzanine floor level, if required.

Amenities

- Up and over loading door
- 6m eaves height
- Lighting throughout
- 3 phase electricity
- Gated estate
- Wc
- car parking
- EPC – D

Leasehold

The premises are available on an assignment of the existing full repairing and insuring lease.

5 years from 12th February 2020 with a break option in in year three.

Terms/Rent

Upon application

Viewing

Strictly by appointment only.

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