

## RARE OPPORTUNITY



## TO LET

### INDUSTRIAL/WAREHOUSE UNIT

1,131 sq ft (105.07 sq m) GEA

**Unit 12B Shepperton Business Park  
Govett Avenue  
Shepperton  
TW17 8BA**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## 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

- Full-height electric roller shutter door
- 3 phase power
- 6m eaves height
- ECP – D94
- Lighting to warehouse
- WC
- Allocated on site car parking

## Operating hours

The planning permission on this development requires that the premises shall not be used nor shall there be any collections or deliveries at any time on Sunday or Bank Holiday or after 23.00 hours or before 07.00 hours on any other day.

## Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

## Viewing

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