

## RARE OPPORTUNITY



## TO LET

### INDUSTRIAL/WAREHOUSE UNIT

4,770 sq.ft (443.133 sq.m) GEA

**Unit 9 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 9 comprises an end of terrace single storey factory/warehouse unit with offices at first floor level and a reception area on the ground floor. The building totals 4,770 sq.ft (gross external area). The building has been designed with high level windows to the factory/warehouse to allow natural daylight to mezzanine floor level, if required.

## Amenities

- Full-height electric roller shutter door
- 3 phase power
- 6m eaves height
- Lighting to warehouse
- WC's
- Allocated on site car parking
- EPC C72

To be confirmed

## Terms

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

## Viewing

**Simon Cressey**

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