

Elliott House, Ashford Road, Ashford TW15 1XB



Industrial/Warehouse Unit - To Let 18,217 sq Ft (1,692 sq m)

**** From £5.00 per sq ft (VAT not Payable) ****

Tel: 020 8707 3030

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

Situated to the west of Sunbury, the building is in a prominent position fronting Ashford Road and is approximately 1,000 yards south of the A308, which provides access to J1 of the M3 approximately 1 mile to the east.

Heathrow airport is approximately 3 miles to the north, and national rail services can be accessed at nearby Sunbury station, providing a connection to London Waterloo in 50 minutes.

Description

The premises comprises a workshop/warehouse of steel portal frame construction with brick elevations and a two storey office to the front of the building.

In addition, there is a self contained yard/parking area to the front.

The building offers flexible space suitable for a variety of uses including trade counter operators or motor vehicle use.

Accommodation

Warehouse/workshop	13,739 sq ft (1276 sq m)
First floor office	2,239 sq ft (208 sq m)
Ground floor office	2,239 sq ft (208 sq m)
Total	18,217 sq ft (1692 sq m)

(approx. Gross Internal Areas)

Amenities

- **Roadside Frontage**
- **Loading doors to the front and rear**
- **Ground and first floor offices**
- **Self-contained yard/parking area**
- **Lighting throughout**
- **EPC- E101**

Terms

Available on a new lease direct with the Landlord for a term to be agreed.

Rent - From £5.00 per sq ft excluding business rates and all other outgoings. VAT is not payable on rent.

Viewing

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