

TO LET | MODERN INDUSTRIAL/PRODUCTION UNIT

4,506 sq ft (418.60 sq m)

Plus, an additional mezzanine floor of approximately 2,900 sq ft.

UNIT 11 SHEPPERTON BUSINESS PARK, GOVETT AVENUE, SHEPPERTON TW17 8BA.



- Well maintained estate
- First floor offices
- Good motorway links

- Minimum 6m eaves height
- Allocated parking spaces
- Close to BR station

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COMMERCIAL PROPERTY CONSULTANTS

Location

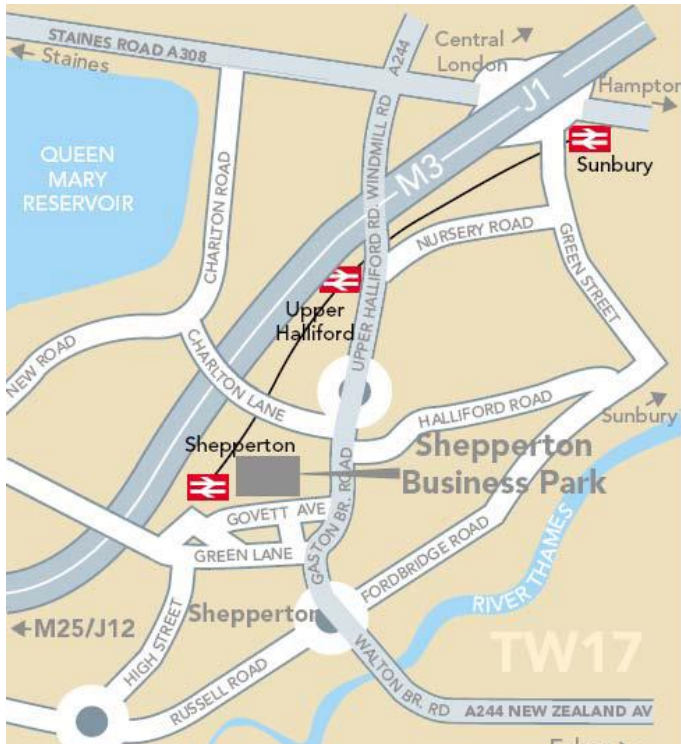
Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton railway station.

Communication links are excellent with Junction 1 of the M3 Motorway approximately 3 miles to the north east and the M3/M25 intersection some 4.5 miles to the west.

Shepperton railway station provides a regular train service to central London, Kingston & Richmond.

Heathrow Airport is approximately 7 miles to the north.

In addition, Shepperton has a well established town centre which is within easy walking distance of the Business Park.



Description

Unit 11 comprises an end of terrace single storey Industrial/production unit of 4,506 sq ft (gross external area) with offices at first floor level and a reception area on the ground floor.

In addition, there is also a mezzanine floor with a goods lift of approximately 2,900 sq ft.

The building has been designed with high level windows to the factory/warehouse to allow natural daylight to mezzanine floor level, if required.

Please note:

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.

Amenities

- 6m eaves height
- Floor loading capacity 36 KN/m²
- Electric loading door
- 3 phase electricity
- Gas blower heater
- Offices
- Male & female toilets
- 10 car parking spaces
- Kitchenette
- EPC - Pending

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Viewing

Strictly by appointment only.

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For more information or to arrange a viewing contact:

Simon Cressey

E: simonc@desouza.co.uk

T: 020 8707 3030

M: 07939 129427

Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR

www.desouza.co.uk

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(2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective tenants should not rely on them as statements of fact or representation but must satisfy themselves as to the accuracy of such details.
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