

# **TO LET** | MODERN INDUSTRIAL/WAREHOUSE UNITS

**8,500 -19,000 sq ft (1.528 sq m) plus large secure yard.**

**UNITS A & B SANDFIELD INDUSTRIAL ESTATE, OLDFIELD ROAD,  
HAMPTON TW12 2HR.**



- Large secure yard
- Suitable for a variety of uses including motor trade
- Walking distance to BR station
- Three phase power
- 24 hour access
- Total of 5 loading doors

**DE SOUZA**

COMMERCIAL PROPERTY CONSULTANTS

## Location

Sandfield Industrial Estate is located in Oldfield Road, off the A308 which runs between Junction 1 of the M3 at Sunbury in the West and Kingston and the A3 to the East. The site is immediately adjacent to Kempton Park Racecourse. Junction 1 of the M3 is 2 miles, Hampton mainline station 0.5 miles, Heathrow Airport 5 miles, M25 Junction 12, 8 miles and Central London is approximately 12 miles from the estate.



## Description

The premises are arranged as 2 bays (which can be let separately if required), on a self contained secure site.

The unit is of blockwork construction with purlin roof structure brick and blockwork elevations with a total of five loading doors with minimum height of 4.84m. In addition the premises benefits from a secure yard to the front and rear totaling approximately 15,000 sq ft.

## Amenities

- Large secure yard
- LED lighting and gas heating to the warehouse
- Minimum eaves height 4.85m
- Three phase power
- 24 hour access
- Total of 5 loading doors
- First floor office space
- Allocated car parking
- Suitable for motor trade
- EPC – D

## Terms

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

## Viewing

Strictly by appointment only.

## Contact

Simon Cressey – 07939 129427  
[simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)

Paul Londra - [pl@tlre.co.uk](mailto:pl@tlre.co.uk) or Ed Thomason - [et@tlre.co.uk](mailto:et@tlre.co.uk)

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**For more information or to arrange a viewing contact:**

**Simon Cressey**

**E: [simonc@desouza.co.uk](mailto: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](http://www.desouza.co.uk)**

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