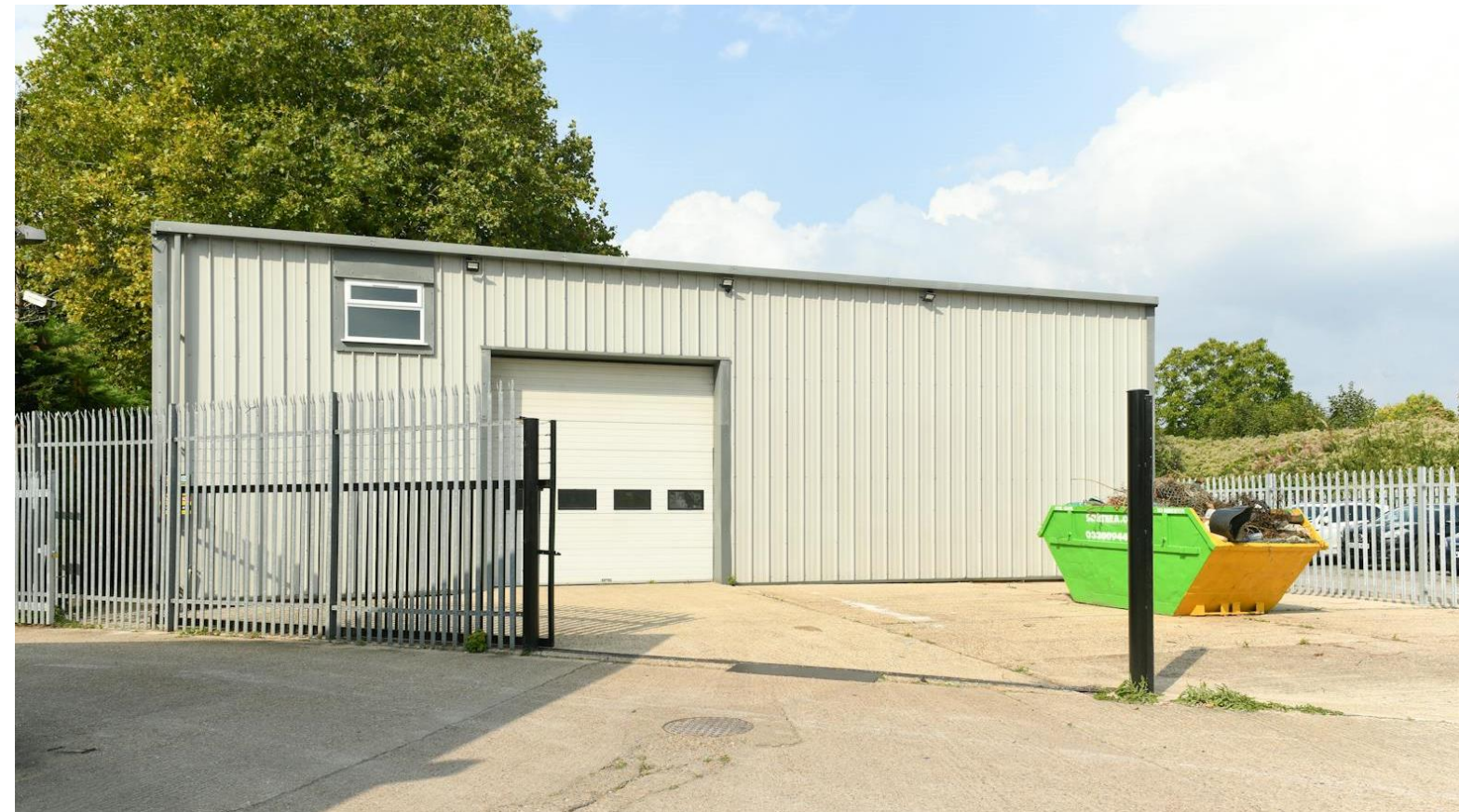


TO LET | MODERN INDUSTRIAL/WAREHOUSE UNIT

2,395 sq ft (222.49 sq m).

**UNIT E SANDFIELD INDUSTRIAL ESTATE, OLDFIELD ROAD,
HAMPTON TW12 2HR.**



- Fully refurbished
- LED Lighting throughout
- First floor office
- Allocated parking
- Three phase power
- 24 hour access
- One loading door
- Walking distance to BR station

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

Sandfield Industrial Estate comprises a development of four warehouse/industrial units.

Unit E is a modern industrial / warehouse unit of steel portal frame construction with first floor office space.

The unit also benefits from a small yard area to the front of the premises.

Amenities

- LED lighting throughout
- Gated estate
- 24 hour access
- One loading door
- First floor office space
- Kitchenette
- Allocated car parking
- EPC – C

Terms

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

Viewing

Strictly by appointment only.

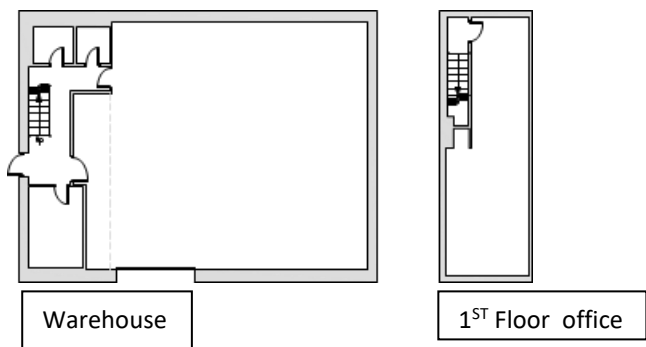
Contact

Simon Cressey – 07939 129427

simonc@desouza.co.uk

Paul Londra - pl@tlre.co.uk or Ed Thomason - et@tlre.co.uk

Proposed new layout



DE SOUZA

For more information or to arrange a viewing contact:

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M: 07939 129427

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www.desouza.co.uk

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(1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.
(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.
(3) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. MAY 2018.