

TO LET | MODERN INDUSTRIAL/WAREHOUSE UNIT

6,417 sq ft (596.13 sq m)

UNIT C SANDFIELD INDUSTRIAL ESTATE, OLDFIELD ROAD, HAMPTON TW12 2HR

Indicative Refurbishment (Units A&B)



Indicative Refurbishment (Units A&B)



Indicative Refurbishment (Units A&B)

- Last remaining unit on the estate
- Undergoing refurbishment
- Ready to occupy from Sept 2025
- LED Lighting throughout

- Mezzanine floor
- Allocated car parking
- Three phase power
- Walking distance to BR station

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.



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

Unit C totals 6,417 sq ft warehouse, which includes a concrete levelled mezzanine floor of 2,091 sq. ft. The unit is to be refurbished and will be ready to occupy in Sept 2025.

- LED lighting throughout
- Gated estate
- 24 hour access
- One electrically operated loading door
- First floor concrete levelled mezzanine floor
- Large, shared yard
- Allocated car parking
- EPC – Upon request

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

Strictly by appointment only.

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For more information or to arrange a viewing contact:

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DISCLAIMER: These Particulars are believed to be correct at time of going to Press. The Lessors and Agents of this property give notice that:

- (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.
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