# **TO LET** | MODERN INDUSTRIAL/WAREHOUSE UNIT 6,417 sq ft (596.13 sq m).

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





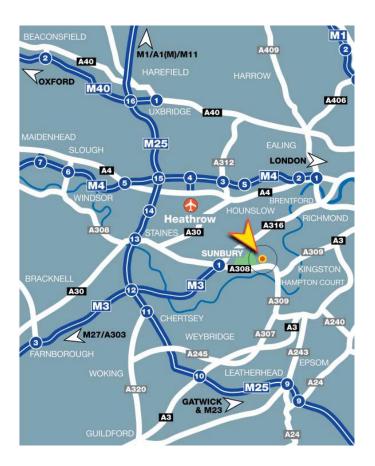
- To be refurbished
- LED Lighting throughout
- Mezzanine floor
- Allocated parking

- 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 C totals 6,417 sq ft warehouse, which includes a concrete levelled mezzanine floor of 2,091 sq. ft. The unit is due to be refurbished.

#### **Amenities**

- 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

#### **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 <a href="mailto:simonc@desouza.co.uk">simonc@desouza.co.uk</a>

Paul Flannery paulf@desouza.co.uk

Chris Proctor - 07798690234 Chris.proctor@avisonyoung.com

# **<b>◆DE SOUZA**

For more information or to arrange a viewing contact:

**Simon Cressey** 

E: simonc@desouza.co.uk

T: 020 8707 3030

M: 07939 129427

#### www.desouza.co.uk

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

(1) 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 to the control of the presentation out must sainsy internetives as to in a accuracy or such details.

33 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 21