

TO LET | INDUSTRIAL/WAREHOUSE UNIT

2,426 sq ft (225.37 sq m).

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



- To be refurbished
- LED Lighting throughout
- 5m eaves height
- 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 D is a 2,426 sq ft, former bathroom and tile showroom, which will undergo an extensive refurbishment to return the space to a modern industrial / warehouse space.

Amenities

- To be refurbished
- Large shared yard
- LED lighting throughout
- Gated estate
- 24 hour access
- One loading door
- 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
simonc@desouza.co.uk

Paul Flannery
paulf@desouza.co.uk

Chris Proctor - 07798690234
Chris.proctor@avisonyoung.com



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.
(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.