

# **TO LET** | MODERN INDUSTRIAL/PRODUCTION UNIT

**3,617 SQ FT (336.01 SQ M)**

**UNIT 3 SHEPPERTON BUSINESS PARK, GOVETT AVENUE, SHEPPERTON TW17 8BA.**



- Production/Industrial use
- Up and over loading door
- Three phase power

- Allocated parking spaces
- Gated estate
- Close to BR station

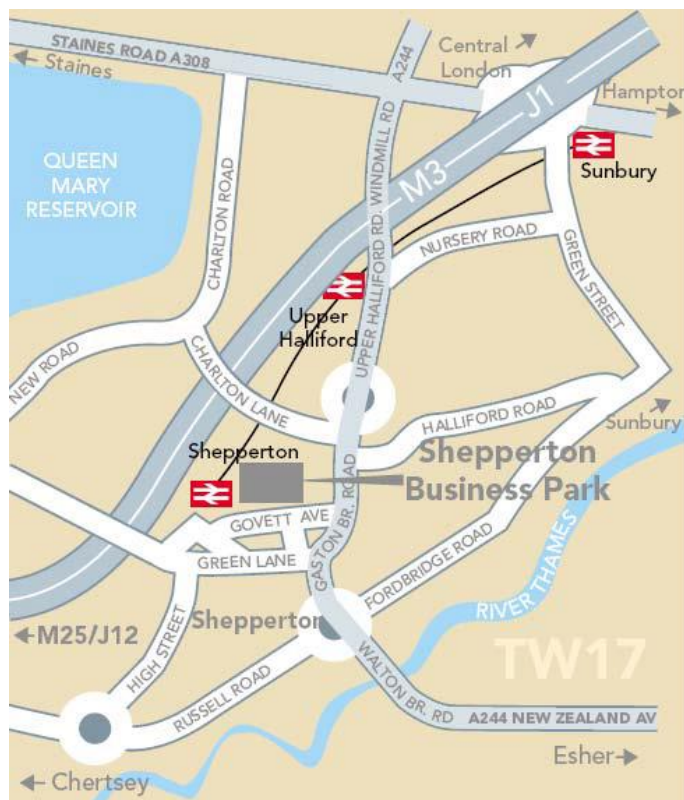
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## Location

Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton Railway Station.

Communication links are excellent with Junction 1 of the M3 motorway approximately 3 miles to the northeast and the M3/M25 intersection some 4.5 miles to the west. Shepperton railway station provides a regular train service to central London. Heathrow Airport is approximately 7 miles to the north.

In addition, Shepperton town centre is within walking distance and offers retail and banking facilities.



## Description

Unit 3 comprises a single storey light industrial/warehouse unit with offices at first floor level and a reception area on the ground floor. The building totals 3,617 sq.ft (gross external area). The building has been designed with high level windows to the factory/warehouse to allow natural daylight to mezzanine floor level, if required.

## Amenities

- Up and over loading door
- 6m eaves height
- Lighting throughout
- 3 phase electricity
- Gated estate
- Wc
- Allocated car parking
- EPC – Upon application

## Terms/Rent

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

## Viewing

Strictly by appointment only.

**Simon Cressey**  
[simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)  
07939 129427  
020 8707 3030

**Paul Flannery**  
[paulf@desouza.co.uk](mailto:paulf@desouza.co.uk)



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

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

**T: 020 8707 3030**

**M: 07939 129427**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

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