

Unit 3 Shepperton Business Park

Govett Avenue, Shepperton, TW17 8BA



TO LET

3,617 SQ FT
(336.03 SQ M)

£18.50 PER SQ FT

Comprehensively
refurbished modern
industrial/warehouse unit.

- Comprehensively refurbished
- Up and over loading door
- Three phase power
- Gated estate
- Close to Shepperton Station
- New comfort cooling and heating

020 8707 3030
desouza.co.uk

Summary

Available Size	3,617 sq ft
Rent	£18.50 per sq ft
Rates Payable	£6.10 per sq ft
Rateable Value	£44,250
Estate Charge	£0.76 per sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

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.

Property Highlights / Amenities

- Build Status: Refurbished

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Unit 3	3,617	336.03	Available
Total	3,617	336.03	

Viewings

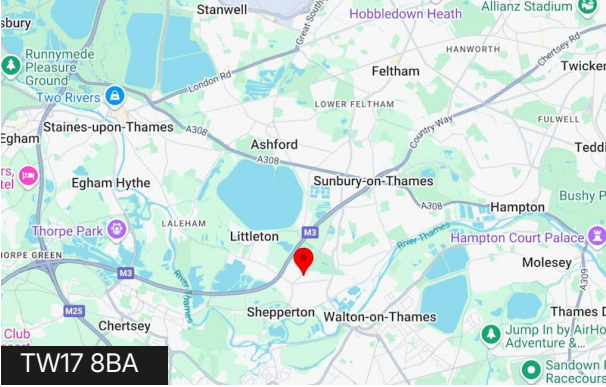
By appointment with sole agents, De Souza.

Terms

Available on a new lease for a term to be agreed direct with the Landlord.

Specification

- Refurbished
- Electrically operated up and over door
- Ground floor reception/office
- First floor offices with new comfort cooling
- LED lighting
- Allocated car parking



Viewing & Further Information



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