

TO LET

SECURE YARD WITH WORKSHOP AND OFFICES

36-38 Feltham Road, Ashford, Middlesex TW15 1DH



- 0.3 ACRE/13,000 SQ FT GATED SITE
- 9,750 SQ FT OF CONCRETE HARDSTANDING
- WORKSHOP (1,457 SQ FT + MEZZANINE)
- SEPARATE OFFICE BLOCK (640 SQ FT)
- YARD LIGHTING AND CCTV
- NEW LEASE
- £95,000 PER ANNUM

Location

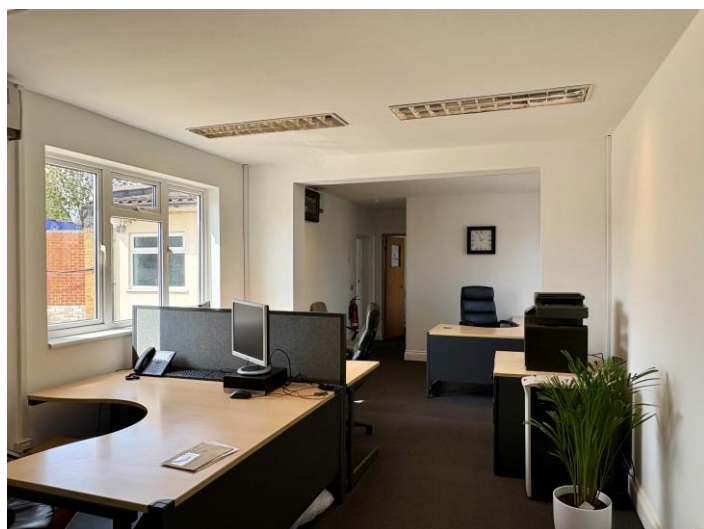
The premises are located on Feltham Road close to the roundabout junction for B3003 Clockhouse Lane and B378 Convent Road. Ashford Town Centre is within ½ mile and Junction 1 of the M3 is approximately 2 miles. The property is well located for Heathrow Airport with Terminal 4 being within 3 miles.

Description

The site extends to approximately 0.3 acres and comprises an area of concrete hardstanding, a detached workshop unit with a minimum eaves height of 4m rising to 5m and an office block to the front. There is mezzanine storage in the workshop and attached covered loading. The offices benefit from a meeting room, kitchen area and WC's. The site is gated and benefits from external lighting and CCTV.

Accommodation (approximate gross internal areas)

Description	Size
Overall Site	13,000 sq ft/0.3 acre
Concrete hardstanding	9,750 sq ft
Workshop	1,457 sq ft
Mezzanine storage	850 sq ft
Covered storage	338 sq ft
Office Block	640 sq ft



Amenities

- Yard with workshop and office block
- Close to Ashford Town Centre
- Within 2 miles of the motorway network
- Well located for Heathrow Airport
- Concrete hardstanding
- Secure gated site
- CCTV and external lighting
- EPC Rating – D 97 [Certificate](#)



Terms

Available on a new lease for a term to be agreed.

Rent

£95,000 per annum exclusive of all other outgoings. No VAT.

Business Rates

The property has a rateable value of £34,000 equating to rates payable (49.9p in £) of approximately £16,966 per annum.

[Summary valuation - Valuation Office Agency - GOV.UK](#)

Interested parties should make their own enquiries on Business Rates.



For more information or to arrange a viewing contact:

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