

# 12A Shepperton Business Park

Govett Avenue, Shepperton, TW17 8BA



## TO LET

1,181 TO 1,949 SQ FT  
(109.72 TO 181.07 SQ M)

**£27,500 PER ANNUM**

Modern business unit with  
additional mezzanine  
storage

- 6m eaves height
- Mezzanine storage (818 sq ft)
- Ground floor offices
- Kitchen and WC's
- Gas heating
- Full height electric loading door
- 3 phase power

020 8707 3030  
[desouza.co.uk](http://desouza.co.uk)

Summary

|                |                      |
|----------------|----------------------|
| Available Size | 1,181 to 1,949 sq ft |
| Rent           | £27,500 per annum    |
| Rates Payable  | £10,260 per annum    |
| Rateable Value | £23,750              |
| VAT            | Applicable           |
| Estate Charge  | £760.93 per annum    |
| EPC Rating     | C (69)               |

Description

Unit 12a is an end of terrace industrial/warehouse unit extending to approximately 1,131 sq ft (gross external area). The mezzanine floor provides approximately 818 sq ft of storage space. There are office, a workshop, WC's and kitchen on ground floor under the mezzanine.

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 4.5 miles to the west. Shepperton Station provides a regular train service to London Waterloo. 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:

| Description                                                 | sq ft | sq m   | Availability |
|-------------------------------------------------------------|-------|--------|--------------|
| Ground floor offices, workshop, kitchen, wc's and warehouse | 1,131 | 105.07 | Available    |
| Mezzanine Storage                                           | 818   | 75.99  | Available    |
| Total                                                       | 1,949 | 181.06 |              |

Specification

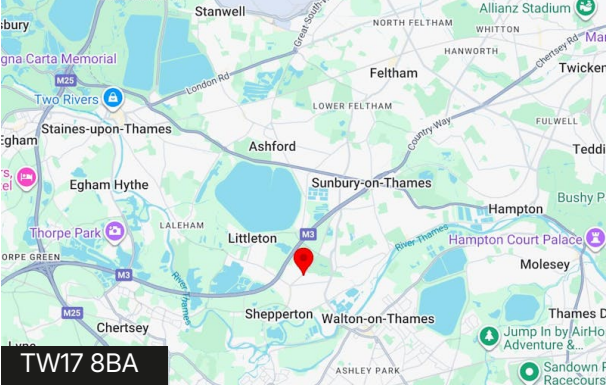
- End of terrace modern unit
- 6m eaves height
- Full height electrically operated loading door
- 3 phase power
- Mezzanine storage (818 sq ft)
- Ground floor offices, workshop, kitchen and WC's
- EPC - C 69

Viewings

By appointment with De Souza only.

Terms

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



Viewing & Further Information



**Paul Flannery**  
020 8707 3030 | 07946 422 920  
paulf@desouza.co.uk

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