

## ROADSIDE FRONTAGE



**TO LET**

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### INDUSTRIAL/WAREHOUSE UNIT

2,639 SQ FT (245 SQ M)

**Unit 1 Littleton House  
Ashford  
Middlesex  
TW15 1UU**

**Tel: 020 8707 3030**

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

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

Situated to the west of Sunbury, the building is approximately 400 yards south of the A308, which provides access to J1 of the M3 approximately 1 mile to the east.

Heathrow airport is approximately 3 miles to the north, and national rail services can be accessed at nearby Sunbury station, providing a connection to London Waterloo in 50 minutes.

## Description

Littleton House is a two storey building offering a variety of office and warehouse units ranging in size from 200 sq ft to 2,800 sq ft. The available unit is on the ground floor and comprises 2,639 sq ft with a roller shutter and separate pedestrian access to a communal internal lobby and benefits from roadside frontage.

The building offers flexible space suitable for a variety of uses including trade counter operators.

The building benefits from full CCTV, access control and a part time building manager.

## Amenities

- **Roadside Frontage**
- **Roller Shutter with separate pedestrian access to communal internal lobby**
- **Newly refurbished**
- **Unallocated, off street parking**
- **Florescent lighting**
- **EPC- D86**

## Terms

### Lease/Rent

Upon application

## Viewing

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