

3 Maple Grove Business Centre  
Lawrence Road, Hounslow,  
Heathrow, Middlesex TW4 6DR

Tel: 020 8707 3030  
Fax: 020 8707 3040  
E-mail: [info@desouza.co.uk](mailto:info@desouza.co.uk)  
Web: [www.desouza.co.uk](http://www.desouza.co.uk)



Ref 5719

## NEW INSTRUCTION



## CLOSE TO SHEPPERTON STATION

MODERN WAREHOUSE/INDUSTRIAL UNIT

1,131SQ FT (105.06 SQ M)<sub>GEA</sub>

UNIT 12c

SHEPPERTON BUSINESS PARK

GOVETT AVENUE

SHEPPERTON

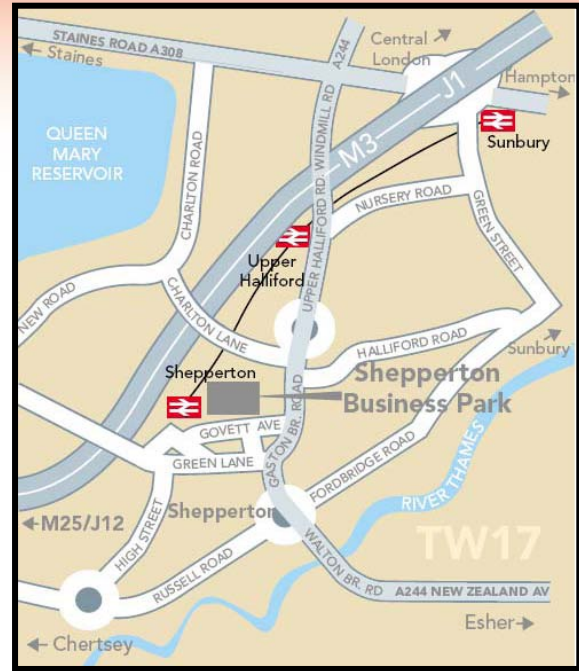
TW17 8BA

**TEL: 020 8707 3030**

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

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 V.A.T unless otherwise stated.

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 north east and the M3/M25 intersection some 4.5 miles to the west. Shepperton railway station provides a regular train service to central London, Kingston & Richmond. Heathrow Airport is approximately 7 miles to the north. In addition, Shepperton has a well established town centre, which is within easy walking distance of the Business Park.



## Amenities

<ul style="list-style-type: none"> <li>• Allocated on site car parking</li> <li>• 6m eaves height</li> <li>• 3 phase power</li> </ul>	<ul style="list-style-type: none"> <li>• Male &amp; female toilet</li> <li>• Kitchenette</li> <li>• Full-height roller shutter door</li> </ul>
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## Terms/Rent

The units are available by way of a full repairing and insuring lease on terms to be agreed. Rent upon application.

## Viewing

By appointment through sole agents:

Simon Cressey De Souza & Co

Telephone: 020 8707 3030 email: [simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)