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Ref: 5674

## NEW INSTRUCTION



## CLOSE TO SHEPPERTON STATION

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**MODERN WAREHOUSE/INDUSTRIAL UNITS**

4,591 to 9,189 SQ FT (427 to 854 SQ M)

**UNITS 19 & 20**

**SHEPPERTON BUSINESS PARK**

**GOVETT AVENUE**

**SHEPPERTON**

**TW17 8BA**

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

**TEL: 020 8707 3030**

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.

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## 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 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.



## Description

Both of these warehouse units have been fully refurbished and benefit from offices on the ground and first floor. Loading is via power operated up and over doors to the front of the units. Units 19 & 20 can be combined to create one larger unit.

Both units benefit from the following:

## Amenities

- 6m eaves height
- Floor loading capacity 36 KN/m<sup>2</sup>)
- Electric loading door
- 3 phase electricity
- Gas blower heater
- Offices
- Male & female toilets
- 10 car parking spaces (per unit)

## Accommodation

|                   | SQ FT        | SQ M          |
|-------------------|--------------|---------------|
| <u>Unit 19</u>    |              |               |
| Warehouse         | 4,167        | 387.17        |
| 1st Floor Offices | 431          | 40.00         |
| <b>Total</b>      | <b>4,598</b> | <b>427.17</b> |
| <u>Unit 20</u>    |              |               |
| Warehouse         | 4,157        | 386.24        |
| 1st Floor Offices | 434          | 40.28         |
| <b>Total</b>      | <b>4,591</b> | <b>426.52</b> |

Area given are GEA

## Terms

Available to let on a new lease for a term to be negotiated.



## Viewing

By appointment through sole agents:

Simon Cressey De Souza & Co  
020 8707 3030  
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**TEL: 020 8707 3030**