Unit 17 Available **7,917 FT²**

Ashford
Industrial Estate

SHIELD ROAD | ASHFORD | TW15 1AU

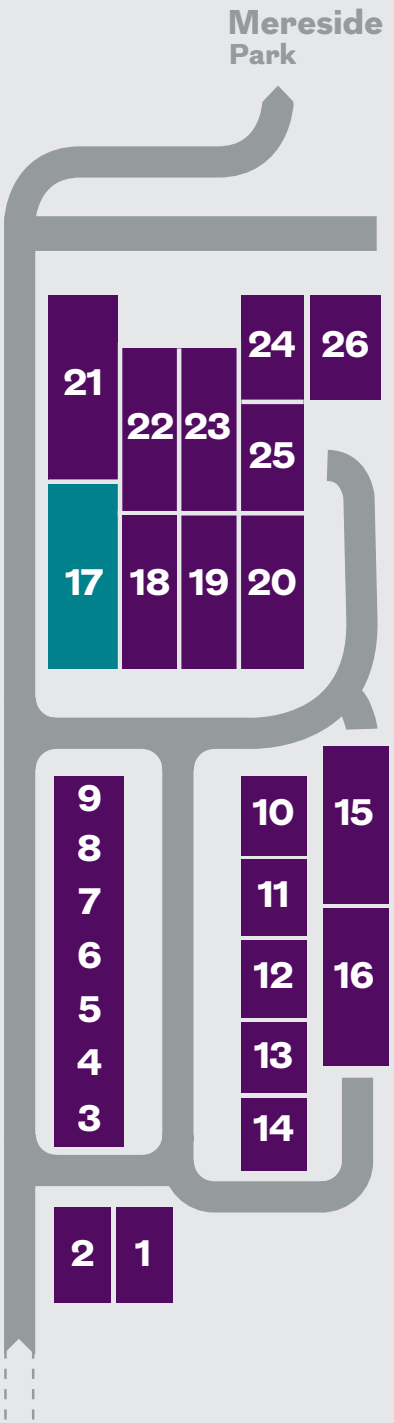
ROYAL LONDON
ASSET MANAGEMENT

Ashford
Industrial Estate

Ashford Industrial Estate benefits from a highly sought-after location, with exceptional access to Heathrow Airport and the UK's motorway network. Positioned off Challenge Road via Feltham Road, the estate is just three miles from Heathrow's Southern Perimeter Road, providing convenient access to Terminal 4 and the Cargo Centre.

Junction 1 of the M3 is around 3 miles south, via the A308 Staines Road, while the M25 is approximately 5 miles west, offering excellent connectivity across London and the South East.

For commuters, Ashford Rail Station is 1.5 miles away, with regular services reaching London Waterloo in around 35 minutes.



Ashford
Industrial Estate

The accommodation consists of the following approximate Gross External Areas (GEA):

Unit 17	FT²	M²
GF Warehouse/Ancillary	7,472	694.2
FF Office	445	41.3
TOTAL	**7,917**	**735.5**

Unit 17 can be combined with Unit 21 giving a total area of 16,111 ft² (GEA).

FULLY REFURBISHED

LED LIGHTING THROUGHOUT

UNIT CAN BE COMBINED

ELECTRIC LOADING DOORS

5.0m EAVES RISING TO 6.8m

FIRST FLOOR OFFICE

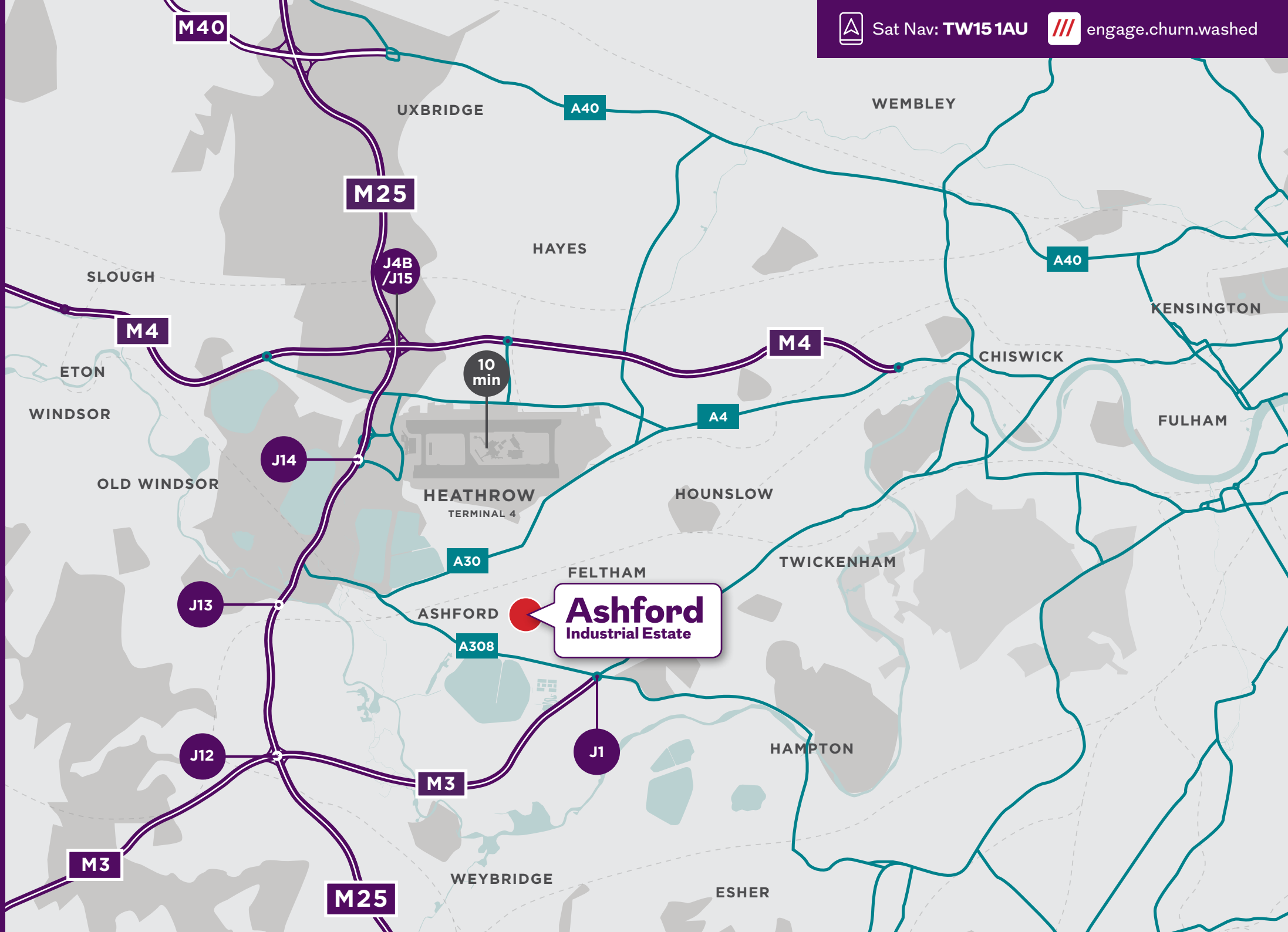
5 CAR PARKING SPACES

Destination	Distance	Drive-time
Ashford Rail Station	1.5 miles	5 mins
Sunbury-on-Thames	2 miles	6 mins
M3 J1	3 miles	5 mins
Heathrow Southern Perimeter Rd	3 miles	6 mins
Heathrow Terminal 4	3 miles	7 mins
Staines-upon-Thames	3 miles	7 mins

Destination	Distance	Drive-time
Heathrow Cargo Centre	4 miles	8 mins
M25 J14	5 miles	10 mins
M4 J4	8 miles	15 mins
Windsor	11 miles	25 mins
Central London	18 miles	50 mins
London Waterloo	20 miles	50 mins

- 3 miles from Heathrow Southern Perimeter Rd
- Local convenience stores within 0-3-0.5 miles
- Ashford Station provides regular rail services to London Waterloo in around 35 minutes

Sat Nav: **TW15 1AU** /// engage.churn.washed



Position your business at the heart of West London's premier logistics hub.

Located just 1.5 miles from Ashford town centre, the estate offers unmatched connectivity with instant access to Heathrow Airport, the M3 and the M25.

Join an elite industrial community. The estate is home to trusted operators like GAP Group, Auto Windscreens and UV&S Storage – while global giants like UPS, DHL, FedEx, DSV and Kuehne+Nagel are just minutes away.

Ashford
Industrial Estate

Terms
The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Legal Costs
Each party is to be responsible for their own legal costs incurred in connection with the transaction.

For further information and viewings, please contact the joint sole agents:

JLL

020 7493 4933

property.jll.co.uk

Katy Kenealy
07892 704 393
katy.kenealy@jll.com

Thomas Bond
07709 500 397
thomas.bond@jll.com

VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk

John Vokins
0208 400 8895
j.vokins@vokins.co.uk

Jonty Torr
0208 400 8898
j.torr@vokins.co.uk

SHIELD ROAD | ASHFORD | TW15 1AU

ROYAL LONDON
ASSET MANAGEMENT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. October 2026.