Unit 21 Available **8,194 FT²**

Ashford
Industrial Estate

SHIELD ROAD | ASHFORD | TW15 1AU

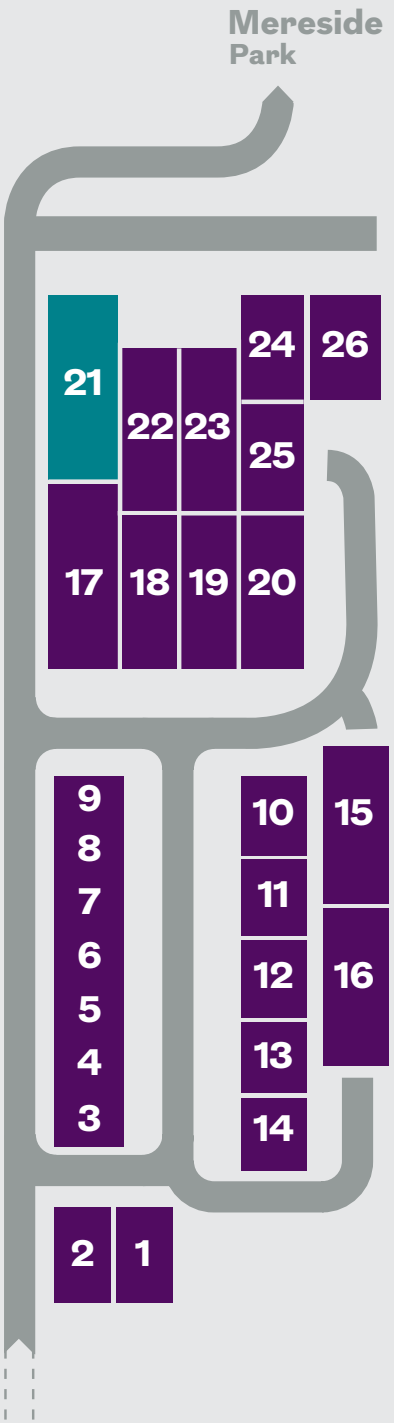
ROYAL LONDON
ASSET MANAGEMENT

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.



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

Unit 21	FT²	M²
GF Warehouse/Ancillary	7,692	714.6
FF Office	502	46.6
TOTAL	**8,194**	**761.2**

Unit 21 can be combined with Unit 17 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

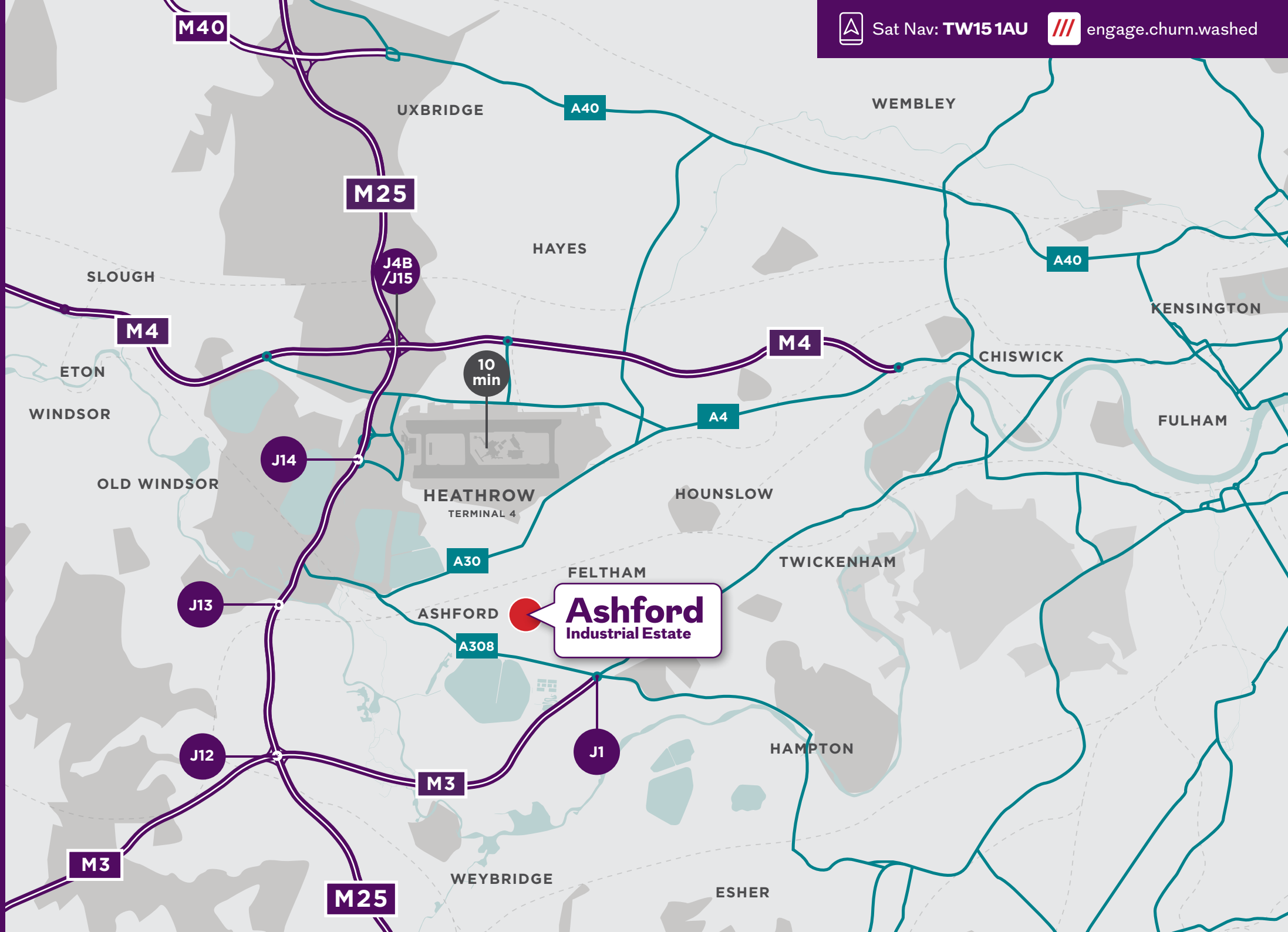
5 CAR PARKING SPACES

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:

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