ON THE INSTRUCTIONS OF

ROYAL LONDON

UNDERGOING REFURBISHMENT

UNIT 1

Mereside Park

ASHFORD, TW15 1BL

18,333 SQ FT (1,703 SQ M)

TO LET

High-quality warehouse space in a prime Heathrow logistics location

What3Words
///vast.spite.shaped

COMPUTER GENERATED IMAGE

Mereside Park

MODERN INDUSTRIAL SPACE UNDERGOING A COMPREHENSIVE TRANSFORMATION

With refurbishment underway, the building will deliver a high-quality working environment designed to meet the operational demands of modern businesses.

The property combines modern warehouse accommodation, dedicated office space and a substantial loading and parking environment, making it ideally suited to logistics, distribution, manufacturing, trade counter and airport-related occupiers.

18,333 sq ft warehouse and offices

Undergoing a comprehensive **refurbishment**

Dedicated **loading and parking area**. Potential to secure.

Two electric level-access **loading doors**

8-10m

8.03m eaves height rising to 10.04m to the apex

Ground and first floor **office accommodation**

2 **EV chargers**

Air conditioned first floor offices

PV panels on the roof

P

Approximately **20 parking spaces**

Three-phase power supply

Excellent **Heathrow** and **motorway** connectivity

Mereside Park

EFFICIENT. FLEXIBLE. FUTURE-READY.

EFFICIENT WAREHOUSE SPACE WITH EXCEPTIONAL LOADING AND YARD PROVISION

COMPUTER GENERATED IMAGE

VIEW FLOOR PLANS

ACCOMMODATION

Warehouse	16,304 sq ft	(1,514.7 sq m)
First Floor Offices	2,029 sq ft	(188.5 sq m)
Total	**18,333 sq ft**	**(1,703.2 sq m)**

LOCATION & CONNECTIVITY

Mereside Park occupies a highly accessible position within the established Heathrow logistics corridor.

Located just minutes from Junction 1 of the M3 and within easy reach of the M25, the property provides rapid access to Central London, the South East and the wider UK motorway network.

For businesses reliant on air freight, international trade or time-critical deliveries, Heathrow Airport is only a short drive away, making this one of the capital's most strategically connected industrial locations.

TRAVEL DISTANCES & APPROXIMATE DRIVING TIMES:

Heathrow Airport: 3.5 miles | 10 minutes

Heathrow Terminal 4: 4.0 miles | 10 minutes

M3 Motorway (Junction 1): 3.5 miles | 8 minutes

Great South West Road (A30): 2.1 miles | 5 minutes

M25 Motorway (Junction 13): 4.8 miles | 12 minutes

Ashford Railway Station: 0.9 miles | 4 minutes

Feltham Railway Station: 0.9 miles | 4 minutes

Central London: 18 miles | Approx. 40 minutes

London Waterloo: direct rail services in approximately 40 minutes from Ashford Station

Mereside Park

ON THE INSTRUCTIONS OF
ROYAL LONDON

Lease: New FRI lease available

Rates: RV £222,000

VAT: Applicable

Service Charge: Payable

EPC: To be reassessed following refurbishment

Legal Costs: Each party to bear their own costs

Viewing: Via the joint sole agents:

JLL
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

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 07/26

© 2026 WELLS DESIGN | All rights reserved | www.wells-design.co.uk

COMPUTER GENERATED IMAGE