



Light Industrial/Business Unit with Walled Yard

134 Chesterfield Road

Ashford, TW15 2ND

Industrial, Office

TO LET / FOR SALE

6,702 sq ft

(622.64 sq m)

- Ground Floor Workshops/Business Unit with First Floor Office
- 3 phase Electricity
- Walled Yard providing Generous Parking and Additional Storage
- WCs and First Floor Kitchen
- Various Loading Points
- Excellent Access to M25, M4, M3, Heathrow & London

Summary

Available Size	6,702 sq ft
Rent	£95,000 per annum
Price	Offers in excess of £1,250,000
Rates Payable	£31,122 per annum From April 2026. Please check with VOA/HMRC
Rateable Value	£67,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Description

A unique opportunity to purchase a Business Unit that offers Light Industrial and Office use set on a site of approx. 9,426 sq. ft. The Workshop is located on the ground floor and benefits from 3 Phase Electricity, WC facilities and 2 Roller Shutter Doors. There is an additional storage unit with a roller shutter door and the walled yard provides generous parking.

The First Floor Office Space offers open plan space, a Meeting Room and large Break Out area, all with LED lighting. There is a Kitchen and 2 WCs.

This Property has the potential to facilitate various uses. Aside from general business, the unit could have Health and Leisure use.

Unconditional Offers only

Location

The site offers excellent access to London, the M4 & M3 via the M25 which is only 3.5 miles away (J. 14). Heathrow is just 3 miles from the unit.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	5,768	535.86
1st - Office	934	86.77
Total	6,702	622.63

Viewings

By prior arrangement with the agent.

Terms

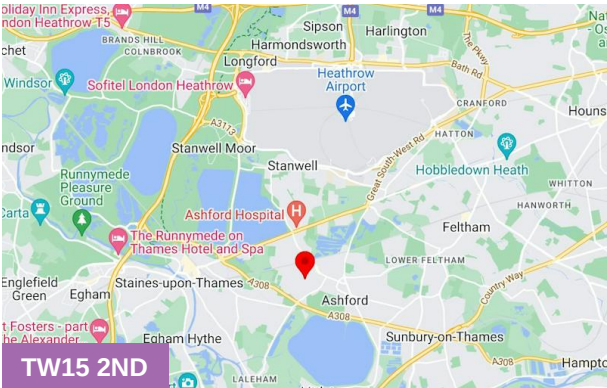
Available Freehold or Lease Direct with the Landlord/Owner

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT which we understand is not chargeable.



Viewing & Further Information



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