


# Unit 3, Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

**To Let**

2,323 sq ft

Warehouse / Industrial Unit With Car Parking To Be Refurbished

# Unit 3, Ashford Industrial Estate, Shield Road, Ashford, TW15 1AU

**Summary**
- Lease: New Lease

**Further information**
- View details on our website

**Contact & Viewings**

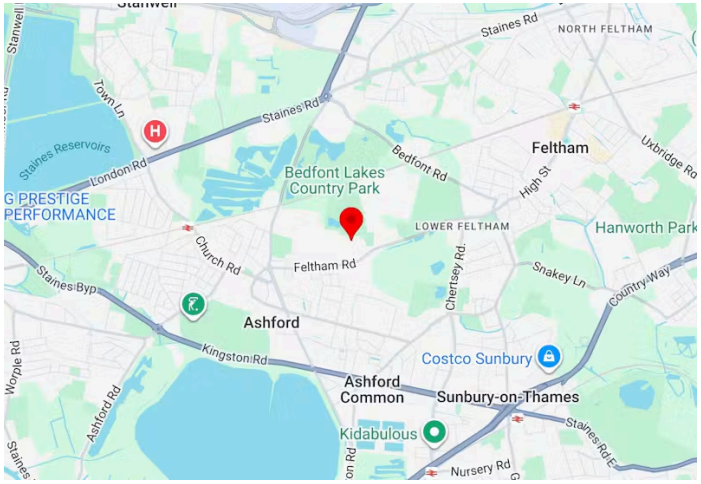


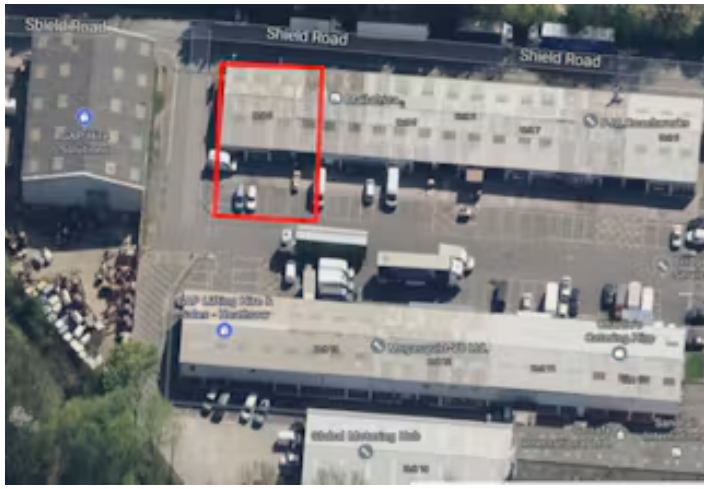

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## Description
Unit 3 comprises an end of terrace warehouse premises with a concertina loading door, separate pedestrian entrance, three phase power and 8 car parking spaces.

## Location
Ashford Industrial Estate is located off Challenge Road via Feltham Road. The site is approximately 3 miles from the Heathrow Southern Perimeter Road with access to T4 and the Cargo Centre.
The unit is located on Shield Road, an established industrial location, providing good access to the M25 & M3 with Junction 1 of the M3 being within a 5 minute drive. There is also a good rail connection from Ashford Station that provides a regular service to London Waterloo; approx. 35 minute journey time.

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Ground floor | 2,323 | 215.81 |
| **Total** | **2,323** | **215.81** |

## Specifications
The property benefits from the following amenities: -
- Concertina loading door
- Minimum eaves height of 3m
- c.6 car parking spaces
- Three phase power
- Strip lighting
- WCs

## Terms
The accommodation is available on a new Full Repairing and Insuring Lease direct from the landlord.

## Service Charge
A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.


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