



Unit 1, Mereside Park, Ashford, TW15 1BL

To Let

High Quality Warehouse Space In A Prime Heathrow Logistics Location Undergoing Refurbishment



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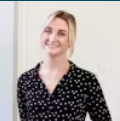
Summary

- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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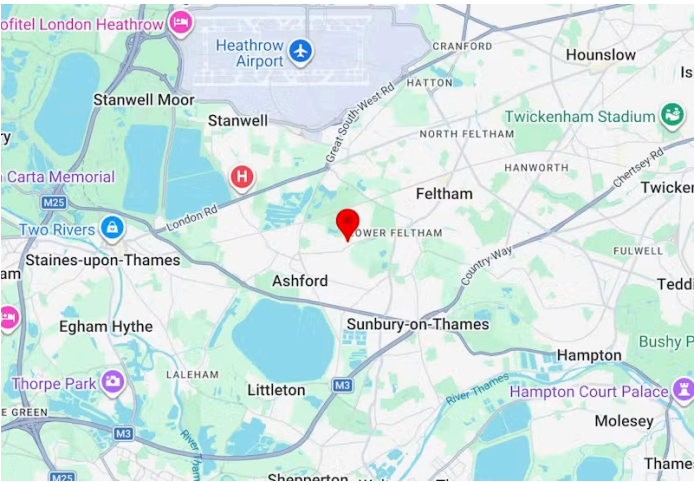


Thomas Bond
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Joint Agents

Vokins (Joint Agent)

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Description

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.

Location

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.

Accommodation

Description	sq ft	sq m
Warehouse	16,304	1,514.69
First Floor Offices	2,029	188.50
Total	18,333	1,703.19



Specifications

- Two electric level-access loading doors
- 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
- Approximately 20 parking spaces
- Three-phase power supply
- Excellent Heathrow and motorway connectivity

Terms

A new FRI lease is available for a term to be agreed.

Business Rates

RV £222,000

VAT

VAT is applicable.

Service Charge

A service charge is applicable in relation to the maintenance of the common areas of the estate.
Further details available from the agents.

Legal Costs

Each party to bear their own legal costs.