Unit 16 Shepperton Business Park

Govett Avenue, Shepperton, TW17 8BA

DE SOUZA



TO LET

4,591 TO 7,485 SQ FT
(426.52 TO 695.38 SQ M)

£89,524.50 PER ANNUM

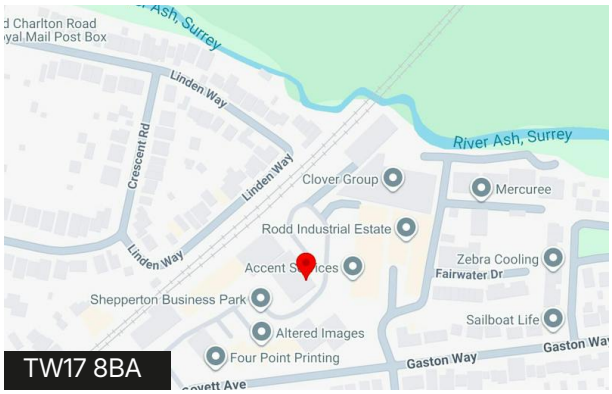
Industrial/warehouse unit with additional mezzanine storage and offices

- Electrically operated loading door
- 6m eaves height
- Mezzanine storage and offices
- 3 phase power
- 10 car parking spaces

020 8707 3030
desouza.co.uk

Summary

Available Size	4,591 to 7,485 sq ft
Rent	£89,524.50 per annum
Rates Payable	£38,400 per annum
Rateable Value	£80,000
VAT	Applicable
Estate Charge	£0.67 per sq ft
EPC Rating	C (66)



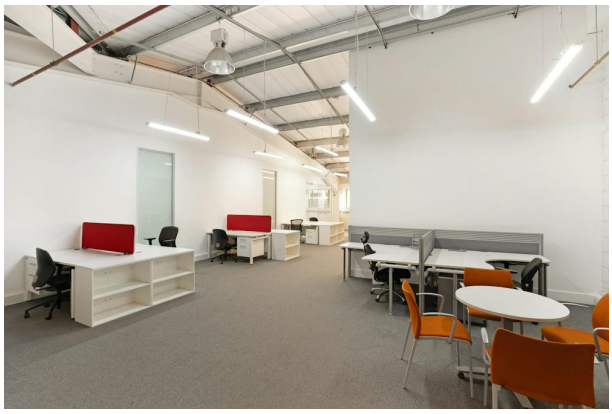
Description

A modern warehouse/industrial unit extending to a total of 7,485 sq ft comprising 4,591 sq ft as built with additional mezzanine storage and offices of 1,785 sq ft and 1,109 sq ft respectively. The unit benefits from an electrically operated loading door and 3 phase power. The original first floor offices are currently used as a kitchen break out area with the mezzanine area providing open plan office space with a separate meeting room and private office area. Externally there is a forecourt area and 10 allocated car spaces.



Location

Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton Station. Communication links are excellent with Junction 1 of the M3 Motorway approximately 3 miles to the north east and the M3/M25 intersection some 4.5 miles to the west. Shepperton railway station provides a regular train service to central London, Kingston & Richmond. Heathrow Airport is approximately 7 miles to the north. In addition, Shepperton has a well established town centre which is within easy walking distance of the Business Park.



Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
Ground - Ground Floor Warehouse and ancillary	Ground	4,096	380.53
1st - First Floor Offices	1st	495	45.99
Mezzanine - Mezzanine Offices	Mezzanine	1,785	165.83
Mezzanine - Mezzanine Storage	Mezzanine	1,109	103.03
Total		**7,485**	**695.38**

Specification

Electrically operated loading door
6m eaves height
Mezzanine offices and storage
3 phase power
10 car parking spaces

Viewings

By appointment only

Terms

Available by way of a sublease or assignment of existing lease expiring on 8th January 2030. Further details on request. Alternatively a new lease may be available direct with the Landlord.

Viewing & Further Information



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