

# VALOR PARK

## ASHFORD



PRIME HEATHROW LOGISTICS ESTATE  
**INDUSTRIAL / WAREHOUSE OPPORTUNITY FROM 29,053 TO 58,106 SQ FT**  
TWO UNITS AVAILABLE SEPARATELY OR TOGETHER

## LOCATION

Ashford is located in the London Borough of Spelthorne approximately 16.6 miles west of Central London and 7.6 miles south of Heathrow Airport.

Ashford benefits from excellent communication links being situated 4.1 miles east of junction 13 of the M25 motorway. The town is also 2 miles west of junction 1 of the A316/M3 motorway and 6.4 miles south of junction 3 of the M4 motorway and 4.2 miles south of Heathrow Airport.

| MAIN ROADS     | MILES | TRAIN                                      | MILES |
|----------------|-------|--|-------|
| Ashford Centre | 1.3   | Sunbury                                    | 1.5   |
| M3 J1          | 2     | Ashford<br>(38 minutes to Waterloo)        | 1.8   |
| M25 J13        | 4.1   | Hatton Cross<br>(30 minutes to Paddington) | 4     |
| Cargo Terminal | 4.2   |  |       |
| Central London | 16.6  |  |       |

| AIRPORTS | MILES |
|----------|-------|
| Heathrow | 4.2   |
| Gatwick  | 38.1  |



## TERMS

The units will be available by way of new FR&I leases on terms to be agreed.

## EPC

To be reassessed on completion of refurbishment works.

## DESCRIPTION

Valor Park, Ashford consists of two well specified detached industrial / warehouse units, situated within an established industrial area located close to Heathrow Airport and the A316 / M3 and the large population of west London.

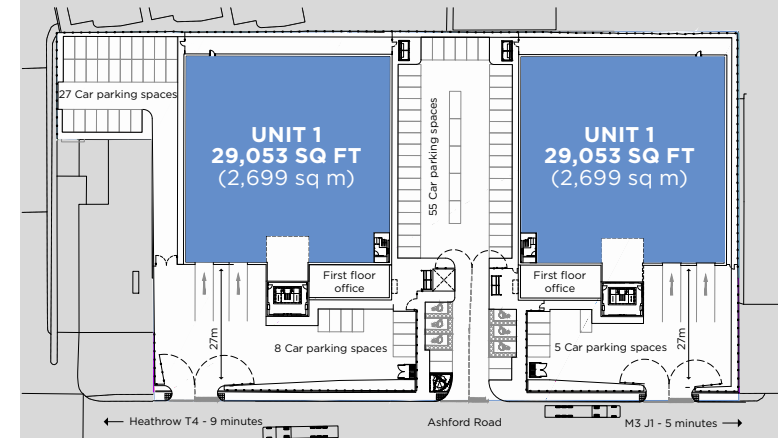
The units are under refurbishment and will provide the following specification:

## BENEFITS

- 4 Level access doors (2 each)
- 105 Car parking spaces (including 12 electric)
- First floor fitted offices
- Secure yards and parking
- Additional yard to unit 1
- 3 Phase power
- 6.2m clear height rising to 8.6m at the apex
- 30kN/m2 floor loading
- Planning for B1(C), B2 and B8
- Frontage onto Ashford Road

| ACCOMMODATION         | SQ FT         | SQ M         |
|-----------------------|---------------|--------------|
| <b>UNIT 1</b>         |               |              |
| Ground Floor          | 25,373        | 2,357        |
| First Floor Office    | 3,680         | 342          |
| <b>Total</b>          | <b>29,053</b> | <b>2,699</b> |
| <b>UNIT 2</b>         |               |              |
| Ground Floor          | 25,373        | 2,357        |
| First Floor Office    | 3,680         | 342          |
| <b>Total</b>          | <b>29,053</b> | <b>2,699</b> |
| <b>COMBINED TOTAL</b> | <b>58,106</b> | <b>5,398</b> |

\*Approximate GEA



**01753 689 000**  
www.altusgroup.com/property

**Alex Kington**  
T: 01753 689000  
M: 07717 704 538  
alex.kington@altusgroup.com

**John Pocock**  
T: 01753 689000  
M: 07766 072 273  
john.pocock@altusgroup.com

**020 3328 9080**  
www.dtre.com

**Richard Harman**  
T: 020 3328 9089  
M: 07776 200 143  
richard.harman@dtre.com

**Jamie Catherall**  
T: 020 3328 9097  
M: 07718 242 693  
jamie.catherall@dtre.com

**020 7409 8846**

**Bridget Outtrim**  
T: 020 7409 8124  
M: 07788 188 870  
bouttrim@savills.com

**Chris Beer**  
T: 020 7409 8128  
M: 07870 186 484  
chris.beer@savills.com