



INDICATIVE IMAGE

TO LET

INDUSTRIAL / WAREHOUSE UNITS

5,099 SQ FT (473.71 SQ M)

**Units 23 & 23a Littleton House,
Littleton Road, Ashford, Surrey,
TW15 1UU**

- To Be Refurbished
- 3 Phase Power
- 24/7 Access
- Open Plan Layout



LOCATION

Littleton House occupies a prominent corner position at the junction of Littleton Road and Ashford Road just off the A308 Staines Road West providing easy access to the M3 and a short distance from Heathrow Airport. Upper Halliford rail station is the closest mainline station.



SAT NAV REF: TW15 1UU

DESCRIPTION

Littleton House is a multi-occupied business centre providing a range of individual light industrial/workshop/studio and office units on ground and first floor level.

AMENITIES

- 24/7 access
- Concrete floor
- WC
- 3 phase power
- Roller shutter access
- LED lighting
- Powered by renewable energy via on-site photovoltaic panels
- Secure parking available (subject to separate negotiation)

ACCOMMODATION

Area	Sq Ft	Sq M
Unit 23	2,266	210.52
Unit 23a	2,833	263.19
TOTAL	5,099	473.71

All measurements are based on an approximate gross internal area

TENURE

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

PRICING

Rent per annum (Inclusive of service charge)

£81,584

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the local rating authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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