

1 CHALLENGE ROAD, ASHFORD FELTHAM, MIDDLESEX, TW15 1AX



DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH A LARGE SECURE YARD TO LET / FOR SALE

19,312 sq ft (1,794 sq m)

LOCATION

Situated on Bedfont North Industrial Estate, 3.5 miles south of Heathrow Airport. The area benefits from good connectivity to the National Motorway network, with:

Junction 1 M3 2.8 miles to the south
Junction 3 M4 6.3 miles to the north
Junction 13 M25 4.8 miles to the west

Located on Challenge Road which can be accessed via the B377 (Ashford Road) which in turn links with Staines Road (A30) via Bedfont Road

National Railway transport links are available from Feltham Station which is 2 miles to the north east of the property which provides a direct mainline service to London Waterloo with a journey time of 29 minutes.

ACCOMMODATION (approx) GEA

Unit 1	SQ FT	SQM
Warehouse	17,812	1655
Ground floor offices	1,500	139
	19,312	1,794

KEY BENEFITS

- ✓ Clear internal height 6.7 m rising to 11.7 m, providing generous average height of 9.2m
- ✓ 0.52 acre self contained yard (65m in length)
- ✓ 2 full height loading doors
- ✓ Ancillary internal office accommodation
- ✓ Separate secure car parking area to the side
- ✓ Established industrial area location
- ✓ Steel portal frame construction



Axis Two, Hurricane Way, Axis Park, Langley, Berkshire, SL3 8AG

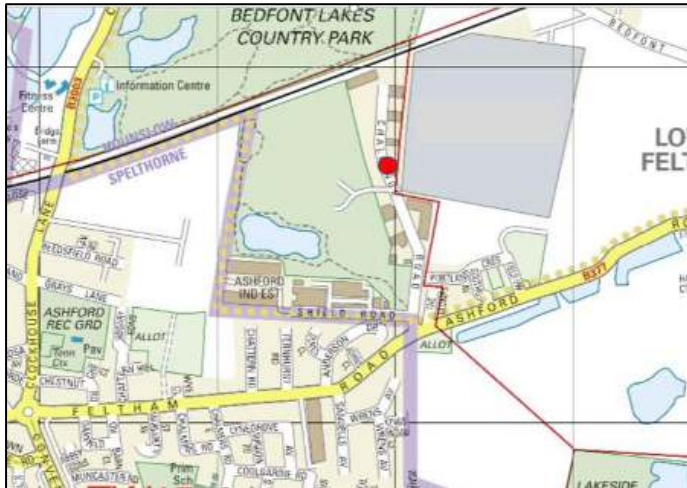
01753 561 822

space@altusgroup.com

www.altusgroup.com/property

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Location Plans



RENT

On application

TERMS

Available on a new FRI lease with terms to be agreed with the Landlord

RATES

2017 to present day RV: £169,000
All parties are advised to contact the Local Authorities for confirmation

EPC

To be confirmed on application

LEGAL COSTS

All parties are responsible for their own legal costs.



For further information contact:

Alex Kington
alex.kington@altusgroup.com
07717 704 538

John Pocock
john.pocock@altusgroup.com
07766072273

JOINT AGENT – JLL
Sarah Downes
sarah.downes@eu.jll.com
07856 003033

Melinda Cross
melinda.cross@eu.jll.com
07748 267748

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