



## Available Offices, Littleton House

Littleton Road, Ashford, TW15 1UU

### First Floor Office / Storage Space

# 279 sq ft

(25.92 sq m)

- Estate parking
- Open plan layout
- LED Lighting
- Communal WC's & tea point
- Carpet
- 24/7 Access
- Powered by renewable energy via on-site photovoltaic panels

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## Summary

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Available Size | 279 sq ft                                                                                   |
| Rent           | £7,114.50 per annum                                                                         |
| Business Rates | Interested parties are advised to contact the local rating authority to obtain this figure. |
| Service Charge | Inclusive of the annual rent.                                                               |
| VAT            | Applicable                                                                                  |
| Legal Fees     | Each party to bear their own costs                                                          |
| EPC Rating     | Upon enquiry                                                                                |

## 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. Sunbury Station is the closest station which provides access to London Waterloo within 50 minutes.

## Description

The accommodation comprises a self contained office / storage space on the first floor. The unit benefits from communal tea point and WC facilities, further benefiting from 24/7 access and estate parking.

## 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).

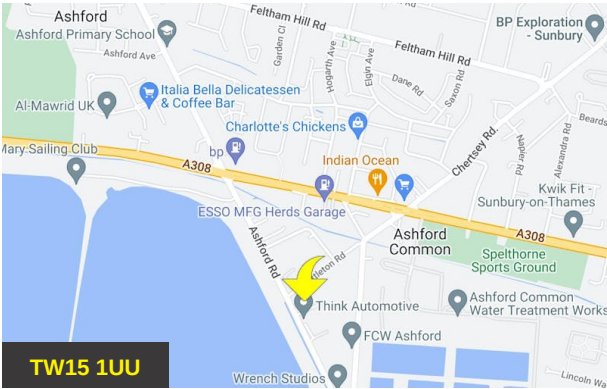
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

| Description | sq ft | sq m  | Rent             |
|-------------|-------|-------|------------------|
| Office E    | 279   | 25.92 | £7,114.50 /annum |
| Total       | 279   | 25.92 |                  |

## VAT

All prices are subject to VAT.



## Viewing & Further Information



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