



Unit 20a Littleton House
Littleton Road, Ashford, TW15 1UU

**First Floor Light Industrial /
Storage Unit**

1,200 sq ft

(111.48 sq m)

- Newly refurbished
- Communal goods lift
- Power
- Double door loading
- Estate parking
- LED Lighting
- Concrete floor
- Communal WC's
- 24/7 Access
- Powered by renewable energy via on-site photovoltaic panels

Unit 20a Littleton House, Littleton Road, Ashford, TW15 1UU

Summary

Available Size	1,200 sq ft
Rent	£23,400 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

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. The available unit has been recently refurbished and benefits from LED Lighting, power and a communal goods lift. Parking is available on the estate.

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.

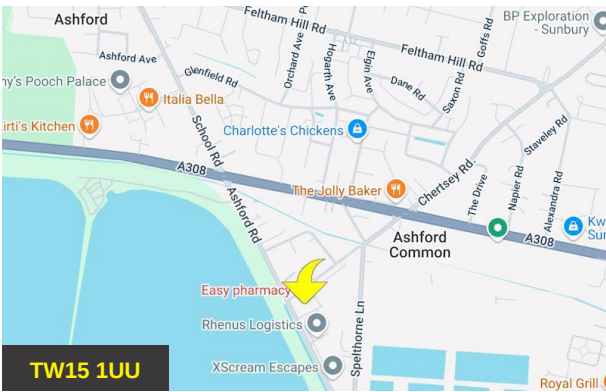
Description	sq ft	sq m
Light Industrial / Storage	1,200	111.48
Total	1,200	111.48

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com