

Unit 20

Shepperton Business Park, Govett Av, Shepperton, TW17 8BA



TO LET

4,590 SQ FT
(426.42 SQ M)

Fully refurbished
industrial/warehouse unit

- Comprehensively refurbished
- 6m eaves height
- New electrically operated loading door
- New WC's and kitchen
- First floor offices with comfort cooling (approx 435 sq ft)
- Allocated car parking

020 8707 3030
desouza.co.uk

Summary

Available Size	4,590 sq ft
Rent	Rent on application
Rates Payable	£6.80 per sq ft Approx 2026/27 rates
Estate Charge	£0.67 per sq ft Approx 2026 Service Charge Budget
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Unit 20 is a modern industrial/warehouse which has been comprehensively refurbished. It benefits from a new electrically operated up and over loading door, LED lighting throughout, new comfort cooling to offices and new WC's and kitchen.

Location

Shepperton Business Park is located to the north of Govett Avenue, immediately to the east of Shepperton Station. Communication links are excellent with Junction 1 of the M3 Motorway approximately 3 miles to the north east and the M3/M25 intersection some 4.5 miles to the west. Shepperton railway station provides a regular train service to central London, Kingston & Richmond. Heathrow Airport is approximately 7 miles to the north. In addition, Shepperton has a well established town centre which is within easy walking distance of the Business Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 20	4,590	426.42
Total	4,590	426.42

Specification

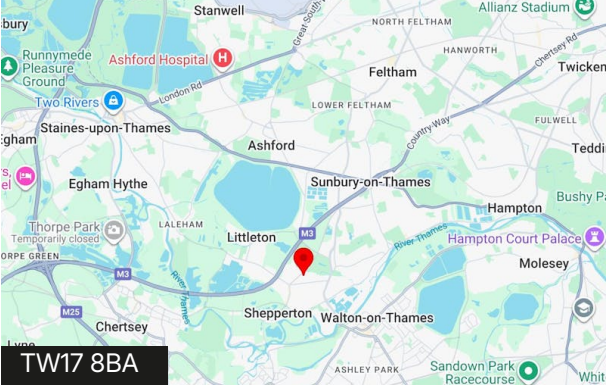
- 6m minimum eaves height
- 3 phase power
- 36KN/m2 floor loading
- LED lighting throughout
- New electrically operated loading door
- First floor offices with new comfort cooling
- New WC's and kitchen
- Allocated car parking spaces

Viewings

By appointment only with De Souza.

Terms

Available on a new lease direct with the Landlord.



Viewing & Further Information



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