

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## **YARD AND PREMISES TO LET**

*22,373 sq ft (2,078.50 sq m)*

*0.51 acre (approx.)*



### **32-34 FELTHAM ROAD**

**ASHFORD • SURREY • TW15 1DL**

**LOCATION:**

The premises are located on Feltham Road [B377] in Ashford, Surrey, close to Heathrow Airport [3 miles]. The premises benefit from excellent transport links being situated close to the M25 [Junc. 13], M3 [Junc. 1] and the A30. Ashford station provides direct train services to Central London [Waterloo] in approximately 40 minutes.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

**w: www.gascoignes.com e: enquiries@gascoignes.com**

# 32-34 FELTHAM ROAD

ASHFORD • SURREY • TW15 1DL

**DESCRIPTION:** The property is accessed directly off Feltham Road [B377] via double entrance gates and comprises a secure concrete yard together with three outbuildings providing ancillary office, warehouse and storage space. The total site area extends to 22,373 sq ft (GIA) or approximately 0.51 acres.

**ACCOMMODATION:** (all areas GIA and approx.)

Yard:	20,338 sq ft	(1,889.45 sq m)
Office:	950 sq ft	(88.26 sq m)
Male & Female WCs		
Double glazed		
Gas central heating		
Warehouse:	887 sq ft	(82.40 sq m)
Roller shutter loading door		
2.97m - 3.43m eaves height		
3 phase electricity		
Store:	198 sq ft	(18.39 sq m)
WC facilities		
<b>Total:</b>	<b>22,373 sq ft</b>	<b>(2,078.50 sq m)</b>

**TERMS:** The premises are available by way of a new lease for a term to be agreed.

**RENT:** OIRO **£50,000.00** per annum exclusive.

**VAT:** The premises are NOT elected for VAT.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**RATES:**  
Description: Land used for storage and premises  
Rateable Value: £39,250  
Rates Payable: **£19,507.25** for the year 2016/17

**VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:-**



James Gray  
[james@gascoignes.com](mailto:james@gascoignes.com)

or

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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**NOTE:**

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# 32-34 FELTHAM ROAD

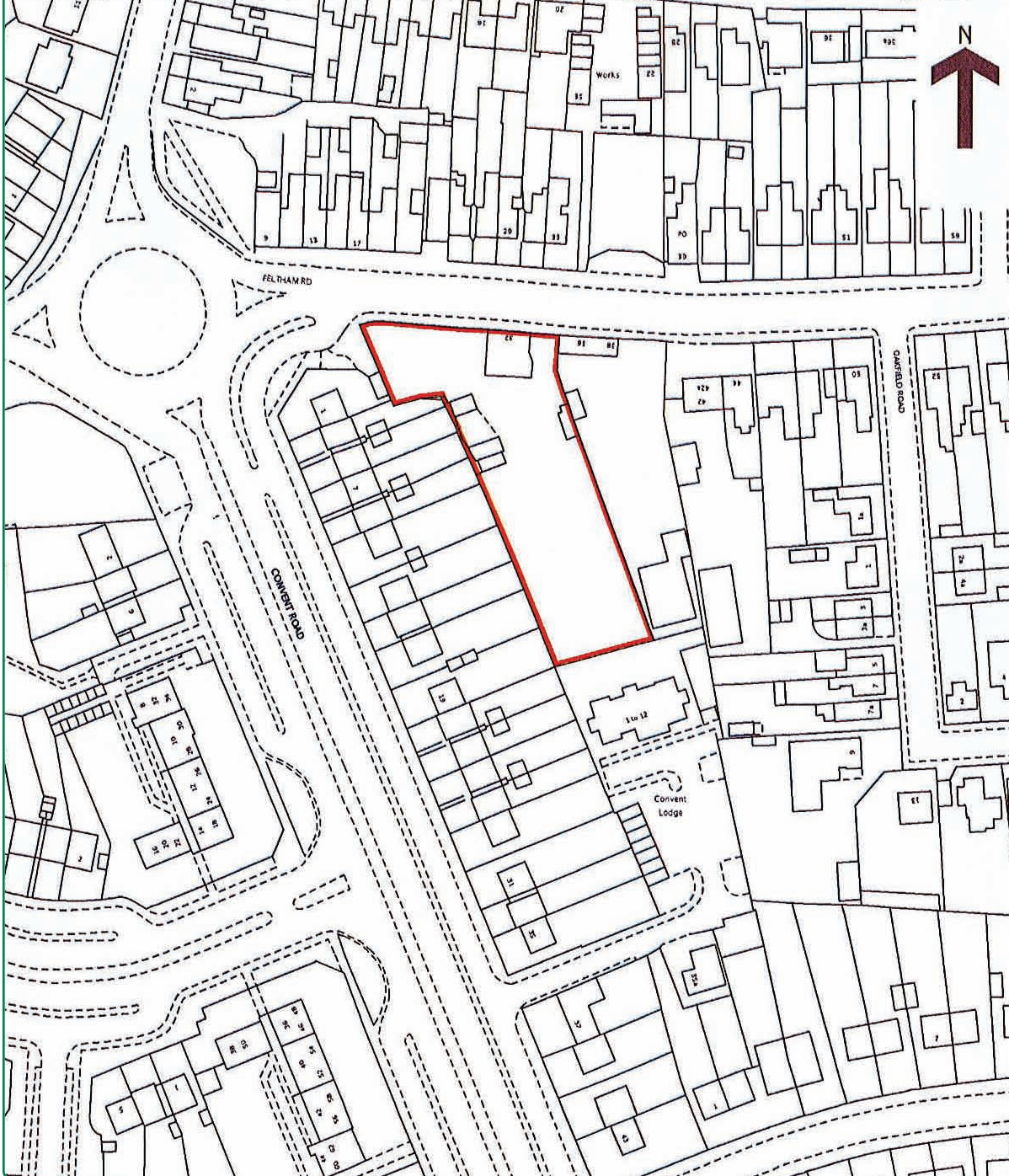
ASHFORD • SURREY • TW15 1DL

Land Registry  
Current title plan

Title number **SY360607**  
Ordnance Survey map reference **TQ0771SE**  
Scale **1:1250**  
Administrative area **Surrey : Spelthorne**



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