

## Location

The property is situated in a residential area just off Clockhouse Lane which is one of the main arteries leading from Heathrow airport via the **A30** to Ashford town centre. The town provides a range of shops with multiples including Tesco, Boots, Costa Coffee along with independent operators, Banks, Post Office etc. all of which are close to hand.

The town enjoys excellent access to the **A30** and **M25**, J13 at Staines and the **A308** and **M3**, J1 at Sunbury. Ashford Station is a short walk away and provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 1.5 miles to the north.

## Description

The property comprises a self contained workshop/storage unit arranged in two bays of portal frame construction under a steel clad, double skinned insulated roof incorporating translucent panels, giving an eaves height of circa 11'. Internally an office has been constructed to the front of the unit and in addition the unit has WCs and kitchenette. The unit has the benefit of gas fired heating, lighting and 3 phase power distribution.

Access is gained via two pairs of full height shutter doors into each bay of the unit from the paved yard which can provide parking for four/five vehicles. A second yard provides additional parking/storage. The whole site is secured by a high brick wall and fencing.

## Accommodation

**Total** **2,350 Sq.Ft.**

## Terms

The unit is available "To Let" on a new Full Repairing and Insuring Lease. Rent/ terms upon application.

## Rateable Value

The V.O. website shows the property has a Rateable Value of £17,500. Poundage 2018/19 £0.49.3p

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

## Value Added Tax

VAT may be payable.

## Viewing

Strictly by prior appointment through sole agents:-

Butters Associates  
80 High Street  
EGHAM TW20 9HE

**Contact: John Butters**  
**E mail: [john@butterassociates.co.uk](mailto:john@butterassociates.co.uk)**  
**Tel: 01784 472700 Mob: 07775 67632**



*Previous internal shot*