



**Rent** £84,600 Per annum + VAT

**Size** 4,227 Square feet

**Ref** #3329

## Address

**Address:** Unit 6, Ashford Business Centre, 166 Feltham Road

**Postcode:** TW15 1YQ

**Town:** Ashford

**Area:** Surrey

## Location

Ashford Business Centre is situated on Feltham Road (B377), just 3 miles from Heathrow's Cargo Terminal and to the east of Ashford Town Centre. Feltham Road connects to Clockhouse Lane (B3003), offering direct access to the A30. This strategic location provides excellent connectivity to key transport links, including London Heathrow Airport, Junction 1 of the M3 (3 miles), Junction 13 of the M25 (4–5 miles), and Junction 3 of the M4 (5–7 miles).

## Description

This unit is available by way of a lease assignment, with approximately 2.5 years remaining on the current term. Alternatively, we understand that the Landlord may consider granting a new lease. The current passing rent is £84,600 per annum, plus VAT.

The warehouse comprises approximately 4,227 sq ft, which includes a stud-partitioned office and a W.C. Access is provided via a roller shutter door measuring 4.39m wide by 3.69m high. The internal eaves height reaches 3.87m to the lowest steel frame, rising to a maximum apex height of 6.78m.

The unit benefits from 8 allocated parking spaces, with 3 of the spaces located directly opposite the unit along the fence line.

Ashford Business Centre is a secure, gated estate that enjoys high occupancy levels due to its prime location and close proximity to Heathrow Airport, just 3 miles from the Cargo Terminal. The estate is well-regarded and popular with a wide range of occupiers.

This unit would be suitable for a variety of business operations, making it an ideal option for companies seeking flexible, well-located industrial space.

EPC Rating: B

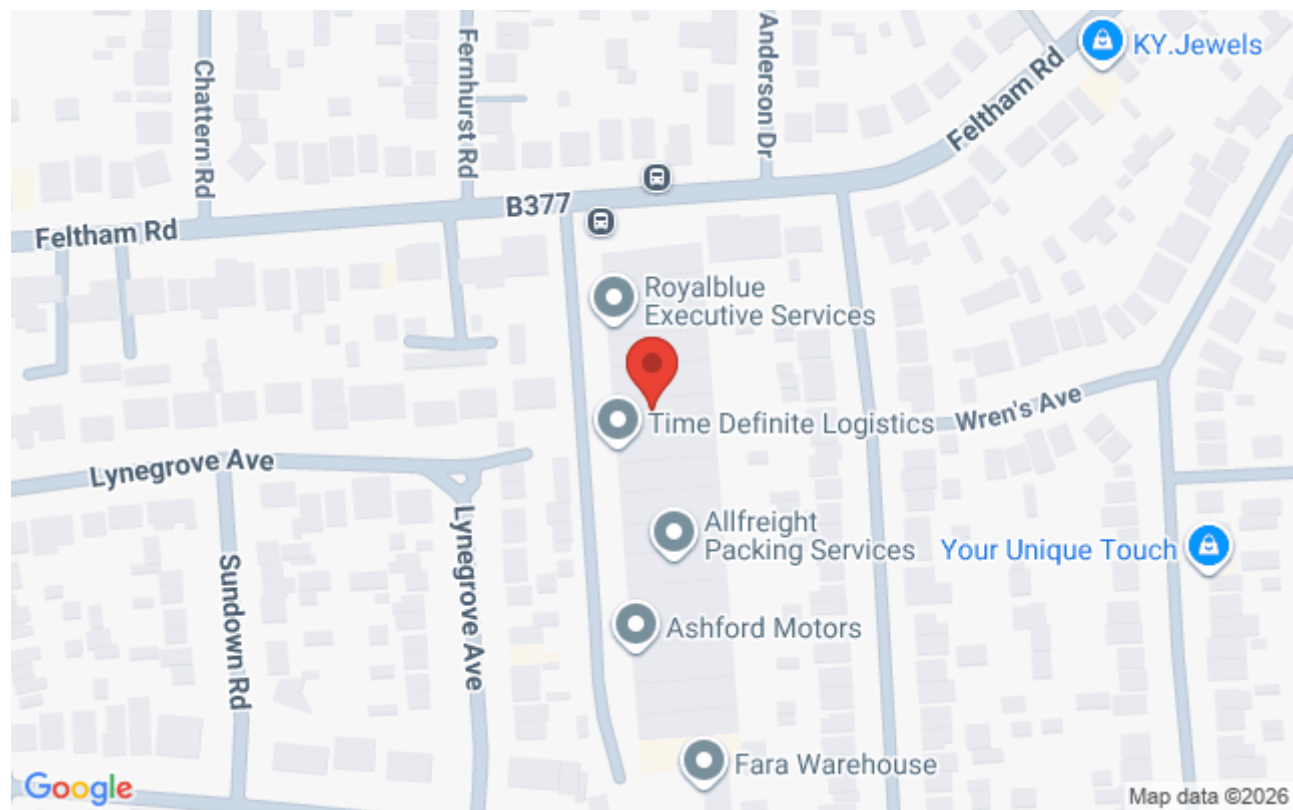
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£84,600 Per annum + VAT
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a RV of £61,500 from the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	Currently 2.5 years left on existing lease or the Landlord may grant a new lease.

## Features

- ✓ 24/7 access
- ✓ Demised parking
- ✓ Popular trading estate
- ✓ Roller shutter door

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



