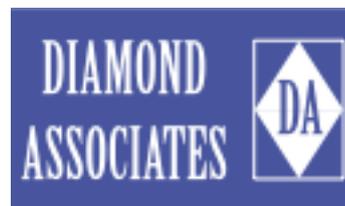


COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
TEL: 020 7493 8338 FAX: 020 7182 4100



SHORT TERM LET

**SINGLE STOREY WAREHOUSE AND LARGE YARD
4,716 SQ FT (438 SQ M) APPROX**

ADAMS HOUSE, CHALLENGE ROAD, ASHFORD, MIDDLESEX TW15 1AX



LOCATION:

The property is situated on the west side of Challenge Road within a small courtyard complex of two other properties. Challenge Road connects with Feltham Road / Ashford Road (B377) which links the centres of Ashford and Feltham. London Heathrow Airport and the M3 and M25 motorways are all within approximately 4 miles.

DESCRIPTION:

The premises comprise a single storey brick built warehouse unit of steel portal frame construction having a pitched lined roof. The eaves height is approximately 18 ft (5.5 m). There is a mezzanine office area within the warehouse.

Attached to the main warehouse is a secondary warehouse unit providing additional storage facilities.

Each warehouse has its own separate loading door.

Fronting the property is a large self contained fenced concrete yard.

ACCOMMODATION:

Main warehouse	2,645 sq ft approx.	(246 sq m)
Mezzanine offices	564 sq ft approx.	(52 sq m)
Secondary warehouse	<u>1,507</u> sq ft approx.	<u>(140 sq m)</u>
TOTAL	<u>4,716</u> sq ft approx.	<u>(438 sq m)</u>

Yard area 9,700 sq ft approx. (901 sq m)

TERMS:

Lease: The premises are to be let on a short term lease or licence agreement of up to 12 months, outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

Rent: £46,800 per annum exclusive.

RATES:

RV: £44,750 @ 48.2p in the £ (2015/16)
Payable: £22,061.75 per annum

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents:-

Diamond Associates
33 Cavendish Square
London
W1G 0PW

Tel: 020 7493 8338

Email: gary@diamondassoc.co.uk

SUBJECT TO CONTRACT

(02/2016)

(VAT, where applicable, may be added to any rents and prices quoted)

www.diamondassoc.co.uk