

# TO LET

100 m<sup>2</sup>(1,085 sq. ft) approx.



**SUITE 2B ASHFORD HOUSE, CHURCH ROAD, ASHFORD TW15 2TQ**



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**020 8977 2204**

- **FIRST FLOOR OFFICE SUITE**
- **AIR CONDITIONING/HEATING**
- **TWO PARKING SPACES**
- **TOWN CENTRE LOCATION**
- **PASSENGER LIFT**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# SUITE 2B , ASHFORD HOUSE, CHURCH ROAD, TW15 2TQ

## LOCATION

Ashford is a west London suburb situated to the south of Heathrow. The town benefits from good access to the motorway network via Junction 13 of the M25 motorway from the A30.

The offices are located on Church Road, which benefits from all the amenities required by the small business including banks, supermarkets and food outlets.

## DESCRIPTION

The offices are located on the first floor and have shared use of kitchen and WC facilities.

The office benefits from passenger lift, air conditioning/heating, carpeting, intercom and floor boxes with power points.

Two parking space will be allocated, while there is also 2 hours free parking on Church Road.

## ACCOMMODATION

The office has an approximate net internal floor area of 100 sq. m (1085 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## ENERGY PERFORMANCE RATING

Energy Rating: D (83)

A copy of the certificate is available on request.

## RENT

£19,500 per annum

An all inclusive rent to include buildings insurance, building maintenance and utilities can be provided with more details upon request.

## BUSINESS RATES

2017 Rateable Value: £14,750

For confirmation of rates payable, please contact the business rates department of Spelthorne Council.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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