



TO LET

6,417 sq ft To be Refurbished Modern Industrial / Trade Unit
Unit C Sandfield Industrial Estate, Oldfield Rd, Hampton, TW12 2HR

**AVISON
YOUNG**



6,417 sq ft



5.5m Eaves Height



Secure Site



24 hour Use Available

Site Description

Unit D is a 4,326 sq ft warehouse with additional concrete levelled mezzanine floor of 2,091 sq. ft. The unit is due to undergo an extensive refurbishment to return the space to modern industrial / trade space located on the Sandfield Industrial Estate. It benefits from a large yard to the front of the unit, as well as the following specification and features :-

- 1 Level access electric loading door installed
- Full height warehouse space to 5.5M eaves
- Concrete floor mezzanine level
- LED Lighting
- Gated and secure Estate
- 24 Hour Access
- Kitchenette and WC facilities

Location

Sandfield Industrial Estate is located in Oldfield Road, adjacent to Kempton Park Racecourse. The site lies just off the A308, which runs between Junction 1 of the M3 at Sunbury in the West, and Kingston and the A3 to the East.

The site benefits from proximity to the following:-

❑ M3 (J1)	2 miles
❑ Hampton Station	0.5 Miles
❑ Heathrow Airport	5 miles
❑ M25 (J12)	8 miles
❑ Central London	12 miles

Rent

Available on application to the marketing agents.

Tenure

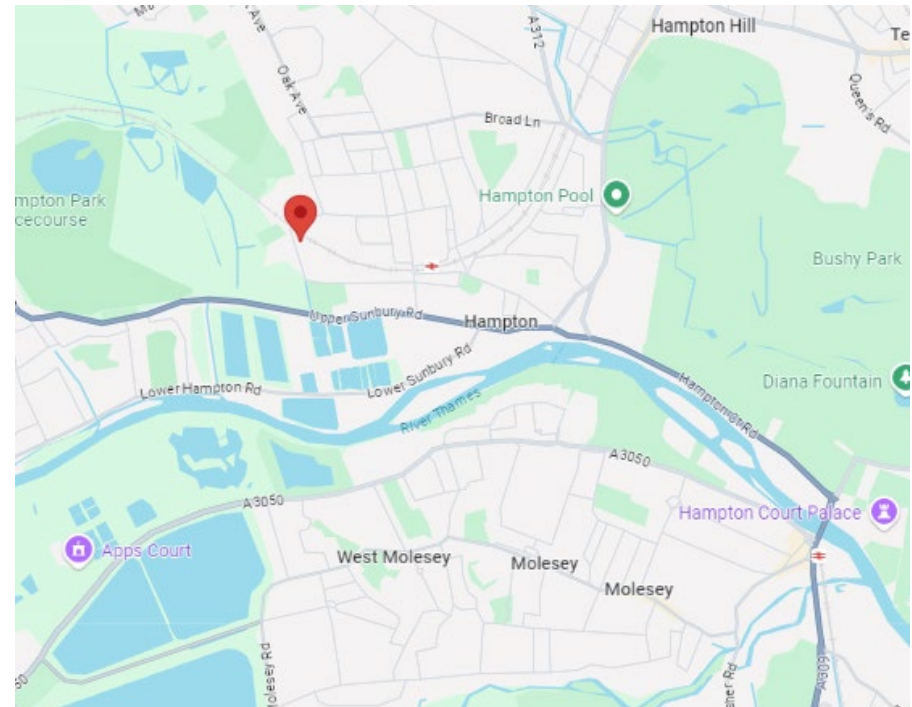
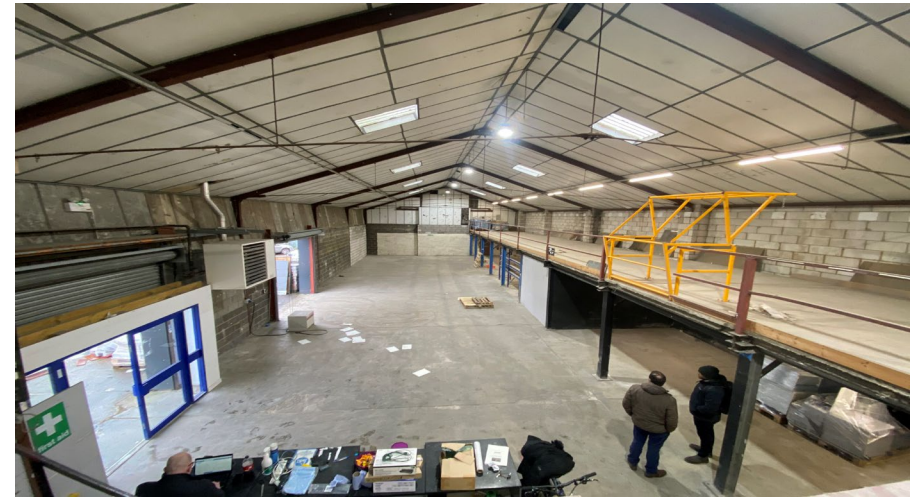
The property is available by way of a new lease for a number of years to be agreed.

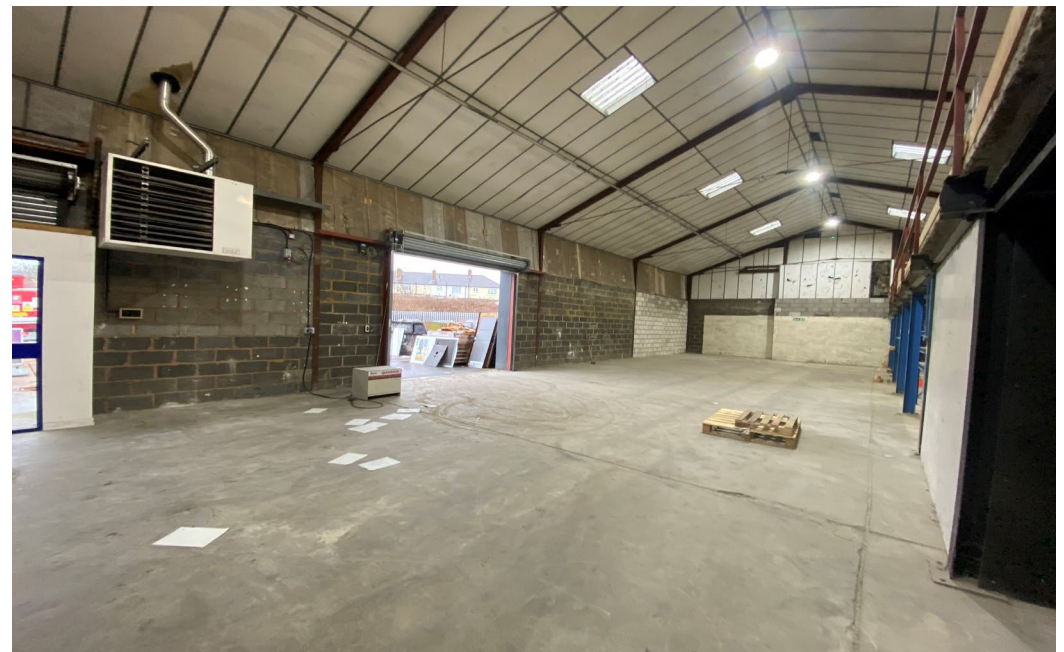
Business Rates

Potential occupiers are recommended to make their own enquiries to the LB Richmond Upon Thames.

VAT

VAT will be charged at the standard rate.





Get more information

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