

The logo for SHW, consisting of the letters 'SHW' in white on an orange background.

**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 9,117 SQ FT (846.97 SQ M)

Pitfield House, Station Approach, Shepperton, Surrey, TW17 8AN

DESCRIPTION

Pitfield House offers a detached warehouse/production building on a secure private site to the rear of Shepperton railway station. The entire site is approx 0.42 acres and includes a front yard and parking area which can be secured with gated access.

The building provides offices and ancillary accommodation at the front of the building, including 1st floor mezzanine offices. The warehouse /production area is accessed via a loading door (3.2m W x 3.1m H) to the side of the unit. At the rear of the building is a lower eaves production/stores area (2.7m H) with a mezzanine storage area above.

LOCATION

Shepperton village is approximately 15 miles south west of central London and about 6 miles from London Heathrow Airport. Junction 1 of the M3 is approx 3 miles and Junction 11 of the M25 approx 4 miles distance from the property.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Office	975	90.58
First Floor Office/Ancillary	1,471	136.66
Warehouse	5,121	475.74
Loading Bay	1,007	93.55
Rear Mezzanine	543	50.44
TOTAL	9,117	846.97

AMENITIES

- Adjacent to Shepperton railway station
- Site area of approx 0.42 acres
- Yard area 30m to 53m depth
- Secure site
- Warehouse min eaves 3m rising to 5m at ridge line
- On site parking
- Single and 3 phase power

RENT

£130,000 per annum.

RATES

Rateable Value - £99,000 from April 1st 2026.

VAT

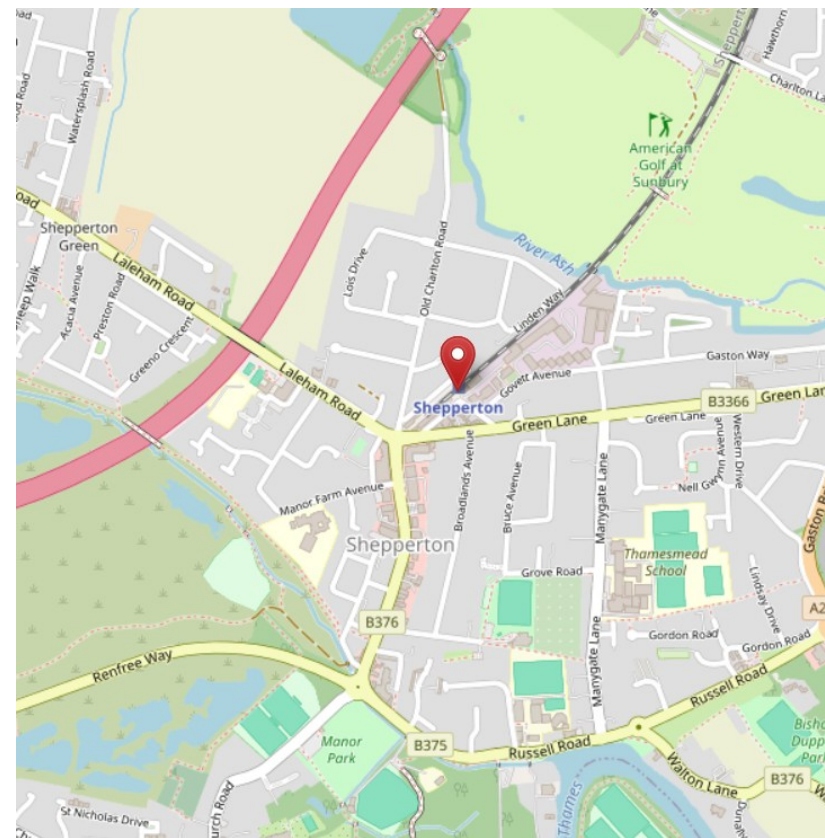
VAT will be chargeable on the terms quoted.

LEGAL COSTS

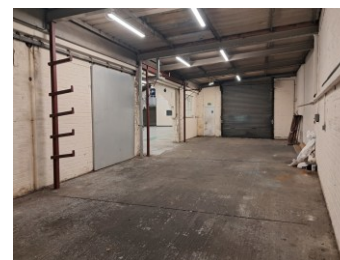
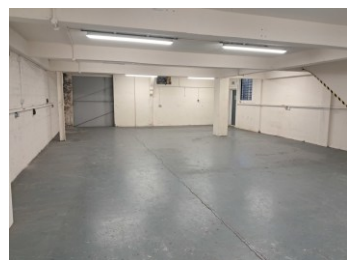
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



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VIEWINGS –

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