

# Unit 16

Littleton House, Ashford  
TW15 1UU

UNIT TYPE Warehouse  
TOTAL AREA 1,364 Sq Ft / 127 Sq M  
RENT £2,160.00 PCM + VAT

A two storey building offering a variety of office and industrial units in Twickenham.



**UNIT TYPE** Warehouse  
**TOTAL AREA** 1,364 Sq Ft / 127 Sq M

**RENT** £2,160.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting

## EPC RATING

|          |                           |
|----------|---------------------------|
| 0-25     | New rating<br>coming soon |
| 26-50    |                           |
| 51-75    |                           |
| 76-100   |                           |
| 101-125  |                           |
| 126-150  |                           |
| Over 150 |                           |

## DESCRIPTION

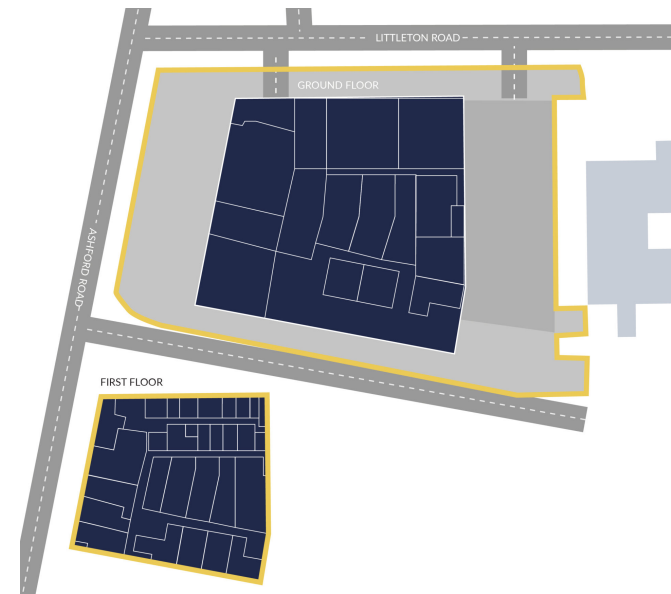
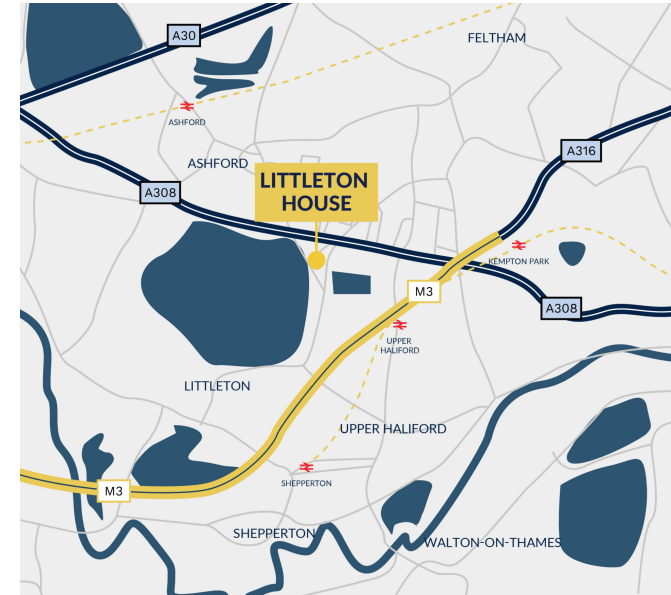
RENT INCLUSIVE OF SERVICE CHARGE. Unit 16 is a recently refurbished 1,364 sq.ft light industrial unit in Ashford. The ground floor unit benefits from on-site parking, a property manager and CCTV.

Littleton House is a multi occupied business centre providing a range of individual light industrial/workshop/studio and office units on ground and first floor level.

Formerly a factory, the building offers flexible space suitable for a variety of uses and available on both short-term and long-term basis. All units have separate access with the first floor units benefitting from a large goods lift.

## LOCATION

Littleton House occupies a prominent corner position at the junction of Littleton Road and Ashford Road just off the A308 Staines Road West providing easy access to the M3 and a short distance from Heathrow Airport. Sunbury Station is the closest station which provides access to London Waterloo within 50 minutes.



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