

# To Let

Unit A & B Sandfield  
Industrial Estate,  
Hampton,  
TW12 2HR



To Let industrial unit with  
secure yard

8,500-17,845  
sq ft

## Unit A & B Sandfield Industrial Estate, Hampton, TW12 2HR



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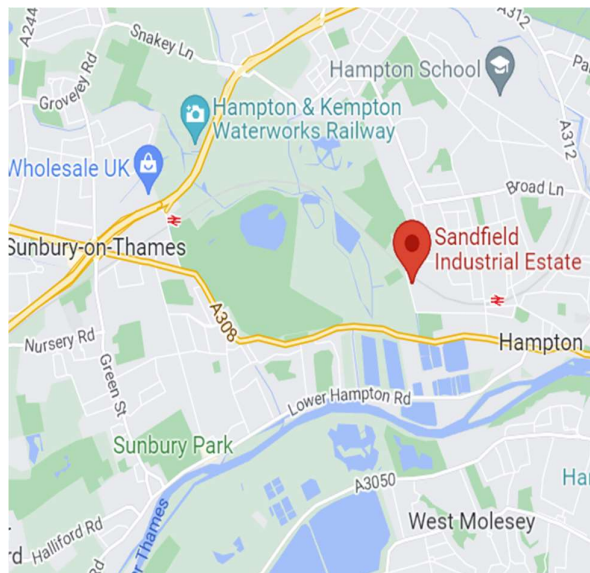
### Description

The premises are arranged as 2 bays (which can be let separately if required), on a self contained secure site. The unit has undergone a complete refurbishment.

The unit is of blockwork construction with purlin roof structure brick and blockwork elevations with 5 loading doors with minimum height of 4.84m. Car parking is provided to the front with an additional generous yard (of approximately 15,000sqft) accessed to the rear.

The units benefit from LED and gas heating, 3 phase power to the warehouse with WCs and office accommodation on first floor.

### Location



Sandfield Industrial Estate is located on Oldfield Road, off the A308 linking Junction 1 of the M3 at Sunbury in the West and Kingston and the A3 to the East.

Junction 1 of the M3 is 2 miles away, Hampton mainline station is 0.5 miles with Junction 12 of the M25 and the wider motorway network is 8 miles away.

The site is conveniently placed for Kempton Park Racecourse, Shepperton Studios, Heathrow Airport and the local Hampton area.

### Terms

The unit is available on a lease direct from the landlord.

### Business Rates

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

### EPC

An EPC rating of D has been recorded.

### Costs

Each party to bear their own legal costs.

- **Suitable for motortrade, last mile, logistics etc.**
- **Self contained yard**
- **5 loading doors**
- **24 hour access**
- **3 phase power**

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