



145-149 Stanwell Road

ASHFORD, SURREY, TW15 3QN

Light industrial unit
for sale with
vacant possession

0.21 acres

Guide Price:
£1,350,000



Executive Summary



PROPERTY TYPE

Industrial



SIZE

458.5 sqm/4,935 sqft



CLOSEST TRAIN STATION

Ashford, Surrey



BWB
Engineering

Modern 3 Bay Units



About 145-149 Stanwell Road

At the rear of the property is a 3 bay modern industrial unit, built in circa 2000 with profile steel cladding and shallow pitched roofs. It has 3 roller shutter doors and an eaves height of approximately 3 metres. At the front of the property is a 2 storey built pre-1914 and since modified with an adjacent single storey lean to structure.

Yard space at the front of the property is suitable for parking up to 6 vehicles.

Access to the property is direct from Stanwell Road.





BWB
Engineering



Location

Ashford is a town in Surrey 14 miles west of central London with a population of c.23,000 (2021 census). Large local employers include Heathrow Airport and BP. Nearby towns include Egham, Feltham, Walton on Thames and Chersey. Heathrow Airport is approximately 3.5 miles north via Staines Road (A30) and Great South West Road (A30).

The property is located on the west side of Stanwell Road, which connects with London Road (A30) to the north and Staines Road ByPass (A308) to the south via Fordbridge Road. Staines Bypass connects with the M25 orbital motorway at junction 13.

Ashford Rail Station is 0.4 miles (9 minute walk) and is between Staines and Feltham on the line from Waterloo to Windsor. Regular services to Waterloo take 38-50 minutes.

LOCAL AMENITY (CLOSEST)



Heathrow Airport (3.5 miles)

TRAIN STATION (CLOSEST)



Ashford, Surrey (0.4 miles)



Planning

Planning policy

The local planning authority is Spelthorne Council. The subject property has no specific allocation on Spelthorne's pre-submission policies map dated November 2022. Draft Policy EC1 'meeting employment needs' says that outside of designated employment sites redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for 24 months.

Draft Policy EM2 'employment development on other land' says that the council will allow further employment development on existing employment land outside of designated Employment Areas where it can be demonstrated the development can take place in an acceptable way. In the accompanying text it says that "... where sites are poorly located, particularly in relation to adjoining residential uses or the highway, redevelopment for housing or other suitable purposes will be encouraged..."

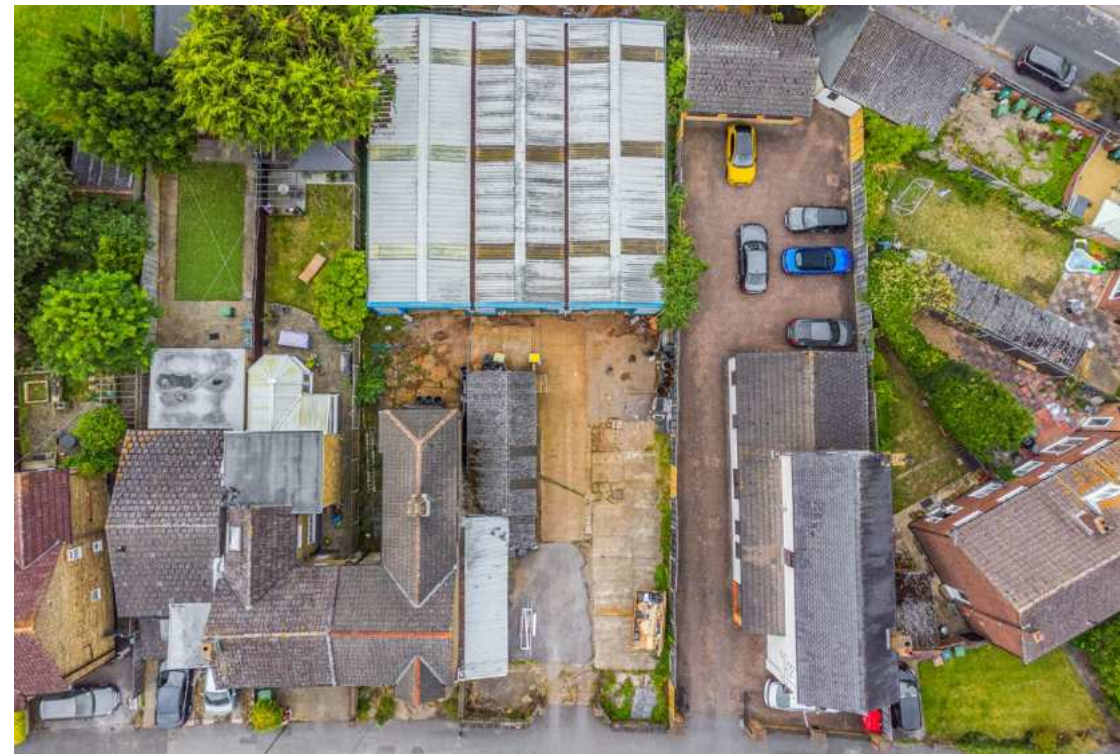
Planning history

Planning consent was granted in 1999 (Spelthorne ref: 99/00524/FUL) for erection of new workshop building for industrial use, following demolition of existing units.

The existing use comprises the manufacture of props for the film industry and could potentially fall within use class B2 general industrial and/or class E(g) light industrial. You may wish to clarify with Spelthorne Council whether your proposed use for the property would accord with the existing planning use class.

Accommodation Schedule

PROPERTY	SIZE (SQM)	SIZE (SQFT)
Modern 3 Bay Unit	289.0	3,111
2 Storey Brick Building at Front	116.3	1,252
Lean-to Extension to Brick Building at front	53.1	572
TOTAL	458.5 sqm	4,935 sqft



Further Information:

TENANCIES:

The property is available with vacant possession.

VAT:

Not VAT-optimized.

PROPOSAL:

Guide: £1,350,000.

VIEWINGS:

Contact us by email or phone if you would like to view.



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