

UNIT C / HAMPTON / TW12 2HR



SANDFIELD INDUSTRIAL ESTATE

NEWLY REFURBISHED 6,417 SQ FT MODERN WAREHOUSE TO LET

EXCELLENT ACCESS TO THE M3, M25 AND CENTRAL LONDON



BUILT FOR MODERN INDUSTRIAL DEMANDS

KEY FEATURES



6,417 sq ft total

4,326 sq ft warehouse
2,091 sq ft mezzanine floor



5.5m eaves height



**1 level-access electric
loading door**



**Large yard
to the front**



**Gated and secure estate
with 24-hour access**



LED lighting



**Kitchenette and
WC facilities**



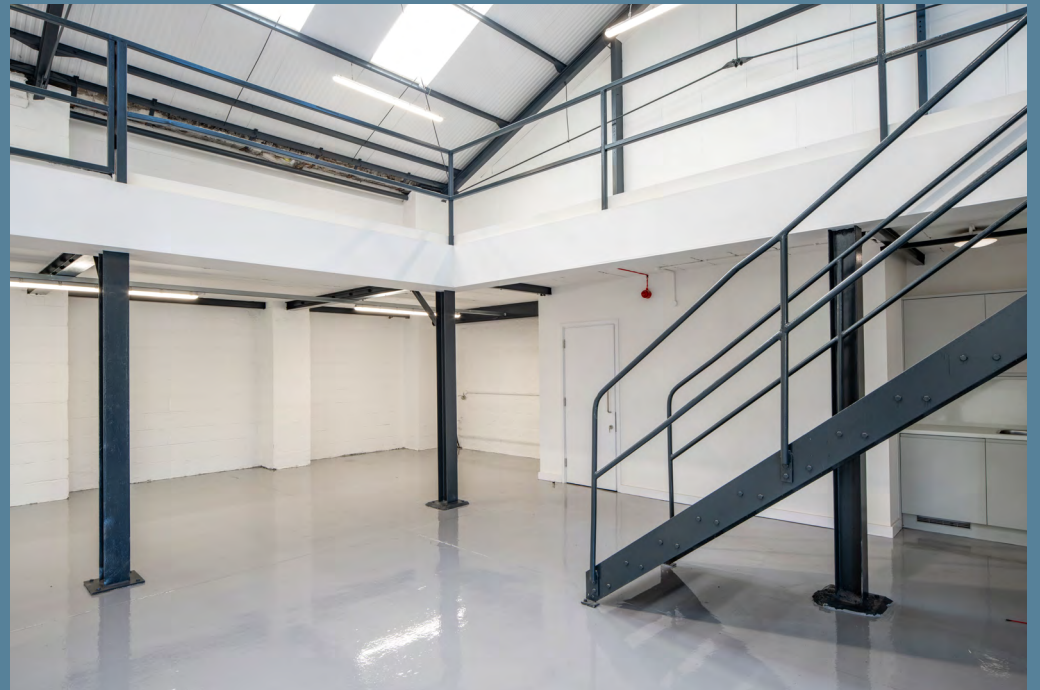
Newly refurbished



HIGH-QUALITY SPACE WITH FLEXIBLE POTENTIAL

Unit C provides **4,326 sq ft of warehouse space** with an additional **2,091 sq ft concrete mezzanine**, and is now **newly refurbished** to offer **high-quality modern industrial/trade accommodation**.

The layout offers adaptable space suitable for a wide range of industrial and trade counter operators.



STRATEGIC POSITION IN SOUTH WEST LONDON

Sandfield Industrial Estate occupies a prominent position on Oldfield Road, next to Kempton Park Racecourse. Located just off the A308, the estate offers quick access to Junction 1 of the M3, Kingston, and the A3.

The area provides strong links into West and Central London, with excellent connectivity for staff and logistics. Heathrow Airport is also within easy reach, supporting national and international operations. The surrounding area is an established industrial and trade location, offering reliable access and proximity to major urban markets.



UNIT C

Sandfield Industrial Estate
Oldfield Road
Hampton TW12 2HR





CONNECTIVITY

CONNECTED TO KEY TRANSPORT ROUTES

Sandfield Industrial Estate



Hampton Station



0.5 miles

Junction 1, M3



2 miles

Heathrow Airport



5 miles

Junction 12, M25



8 miles

Central London



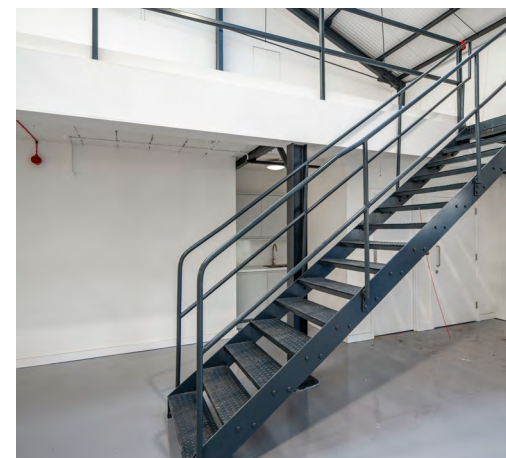
12 miles

These connections provide excellent local, regional, and national accessibility.





UNIT C
IS NEWLY REFURBISHED,
DELIVERING MODERN,
FLEXIBLE WAREHOUSE
ACCOMMODATION





GET IN TOUCH



Terms

Available by way of a new full repairing and insuring FRI lease on terms to be agreed. Quoting rent available upon request.



Service Charge

A nominal service charge for the upkeep of the communal areas on the estate.



EPC
B-40.

CBRE

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