

**SHEPPERTON – UNITS 2-4 GREEN LANE**

**TW17 8DW**

**698 – 3,809 SQ FT**

**AVAILABLE JANUARY 2019**



**New wide fronted large retail  
unit in prominent location**

- ❖ **6 rear car parking spaces & bin store**
- ❖ **Prominent position**
- ❖ **Walking distance from Shepperton railway station**
- ❖ **19.02m glazed window frontage**
- ❖ **Offered in shell condition**
- ❖ **May suit alternative uses including D2 operators, subject to planning**

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2-4 Green Lane, Shepperton, Middlesex, TW17 8DW

**Location:**

The property is located close to the corner of High Street and Green Lane, opposite Shepperton railway station which provides a regular service to London Waterloo. It's situated approximately 4.4 miles from Heathrow Terminal 4 underground station, 2 miles from Junction 1 of the M3 and 5.2 miles from Heathrow Airport.



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2-4 Green Lane, Shepperton, Middlesex, TW17 8DW

**Description:** The new retail (A1) unit is situated on the ground floor of a three storey mixed use development called Shepperton House. The shop premises is rectangular in shape and benefits from a direct access to Green Lane. Works are scheduled to be completed by end of 2018. The unit is being offered in shell condition. Consideration may be given to lettings in part from 698 sq ft (GIA) and alternative uses including D2 (Leisure), subject to planning.

There are 6 allocated car parking spaces to the rear together with a bin store.

**Rent:** Available on request.

**Terms:** The premises are available by way of a new effective full repairing and insuring lease for a minimum term of 10 years with an upward only rent review after 5 years.

**Legal Costs/VAT:** Each party to bear their own legal costs incurred in the transaction. VAT may be charged at the prevailing rate.

**Business Rates:** To be assessed.

**Service Charge:** To be assessed.

**EPC:** Available upon request.

**Viewing:** By arrangement with the **Joint Agents:-**

Philip Austin

**Austin Phoenix**

**Tel:** 01252 377094

**Email:** [pa@austin-phoenix.com](mailto:pa@austin-phoenix.com)

Gary Whitaker

**Curchod & Co**

**Tel:** 01932 823610

**Email:** [gwhitaker@curchodandco.com](mailto:gwhitaker@curchodandco.com)

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Dec 18