



Indicative warehouse photo

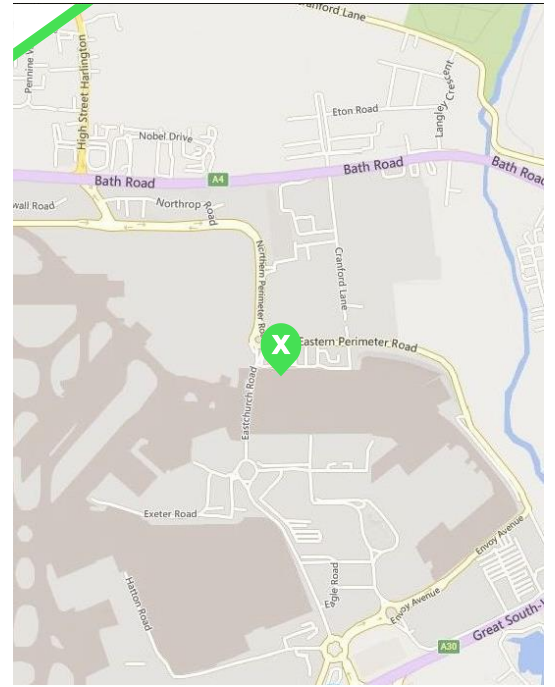
## INDUSTRIAL / WAREHOUSE - TO LET

# EASTERN BUSINESS PARK, ELGIN CRESCENT, HEATHROW AIRPORT, TW6 2RX

489 – 4,522 sq ft (45.4 – 420.1 sq m)

Eastern Business Park comprises a mix of warehouse units and office suites. The warehouse units are blocks of four which can be let individually or in combination (many of which are already internally linked). The office suites are situated within Epsom Square, a mix of single and two storey buildings surrounding a central car park.

- Central Heathrow location
- Flexible lease terms
- Internal repairing obligation only
- On-site parking
- Secure estate



## LOCATION

Eastern Business Park is located on Elgin Crescent of the Eastern Perimeter Road with good access to the M4, M25 and Heathrow Airport.

Heathrow Terminals 2 & 3	1.5 miles
Heathrow Terminal 4	2.2 miles
Heathrow Terminal 5	3.7 miles
Hatton Cross tube station	1.1 miles
M4 Junction 4	3.0 miles
M25 Junction 14	5.1 miles

Source: Google Maps

## ACCOMODATION (APPROX) – GIA

Industrial units available from 489 sq ft

Office suites available from 85 sq ft

Full list of industrial and office availability found on page 3

## RENT

On application.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

On application.

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

## TERMS

The properties are available to lease on new internal repairing leases to be agreed.



## For more information contact:

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## VACANT INDUSTRIAL SPACE

UNIT	SQ FT	SQ M	STATUS
16202 D	758	70.4	AVAILABLE
16203 B & D	1,100	102.2	AVAILABLE
16203 C	525	48.8	AVAILABLE
16248 C & D	1,100	102.2	AVAILABLE
16251 D	550	51.1	AVAILABLE
16256 B	489	45.4	AVAILABLE

## VACANT OFFICE SPACE (Epsom Square)

BUILDING 16208	SQ FT	SQ M	STATUS
Room 8	108	10.0	AVAILABLE
Room 9	85	7.9	AVAILABLE
Room 10	114	10.6	AVAILABLE
Room 11	86	8.0	AVAILABLE

BUILDING 16222	SQ FT	SQ M	STATUS
Room 6-7	357	33.2	AVAILABLE
Room 8	111	10.3	AVAILABLE
Room 9-12	1,911	177.5	AVAILABLE
Room 18	119	11.1	AVAILABLE

