



# SAXON WAY

TO BE REFURBISHED | AVAILABLE AUGUST 2024 | INDUSTRIAL UNITS  
5,735 - 14,243 sq ft

Saxon Way  
Trading Estate  
Units 3 & 4  
Heathrow  
UB7 OLW



\*indicative image of unit



# LOCATION

Saxon Way is located in Harmondsworth off the Bath Road (via Accommodation Lane), an established warehouse, distribution and industrial area to the North West of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junctions 4B and 5 of the M4, while Heathrow's Cargo Terminal is within a 10 minute drive.

The estate also benefits from being close to public transport:

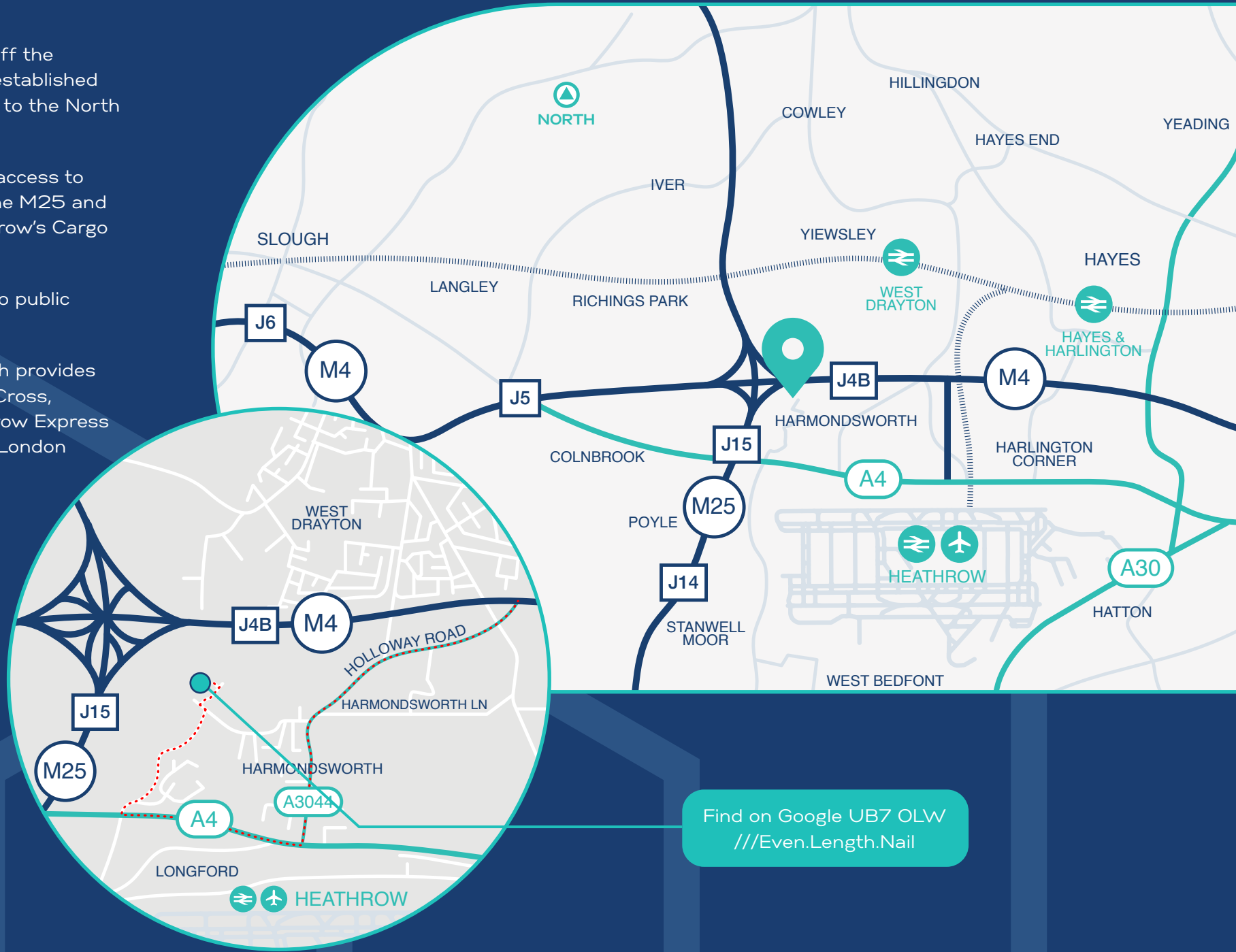
London Underground (Piccadilly Line) which provides services into Central London from Hatton Cross, Terminal 4 and Terminal 5, and The Heathrow Express provides train services from Terminal 5 to London Paddington with a typical journey time of just 15 minutes.

## Drive Times

Junction 4B M4	3.4 miles
Junction 5 M4	3.1 miles
Junction 14 M25	1.5 miles
Cargo Terminal	5.9 miles
Slough	6.0 miles
Central London	17 miles

Located approximately 3 miles North of Heathrow

Source: Google Maps



Find on Google UB7 0LW  
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## DESCRIPTION

Each unit benefits from an open plan warehouse of steel portal frame construction. An electric roller shutter door, a demised yard with parking to the front and first floor office accommodation.

Both units are under refurbishment to include replacing the metal clad elevations, windows and electric roller shutter door. New LED lights will also be fitted throughout. Full spec is available upon request.

The refurbishment is due to complete in August 2024

## ACCOMODATION

The units are measured to a Gross External Area as follows:

Unit 3	sq ft	sq m
First Floor Office	620	58
Warehouse Floor Area	5,115	475
<b>Total</b>	<b>5,735</b>	<b>533</b>

Unit 4	sq ft	sq m
First Floor Office	744	69
Warehouse Floor Area	7,764	721
<b>Total</b>	<b>8,508</b>	<b>790</b>

<b>Combined Total</b>	<b>14,243</b>	<b>1,323</b>
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## SPECIFICATION



6.9m Clear Internal Height



Core Heathrow Warehouse Estate



New LED Warehouse Lighting



Target EPC Rating B



Overnight Manned Security



Ability To Combine Units

\*EPC available on request following PC of works



\*indicative image of unit

# SAXON WAY



## LEASE TERMS

Each unit is available on a new fully repairing and insuring lease on terms to be agreed.

## VAT

All prices quoted are exclusive of VAT.

## EPC

Available on request.

## Service Charge

The estate runs a service charge which is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

## BUSINESS RATES

Unit 3 has a current rateable value of £60,500, equating to rates payable of circa £33,033.

Unit 4 has a current rateable value of £77,000, equating to rates payable of circa £42,042 Both assuming a UBR of 54.6p.

## GET IN TOUCH

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**SAXON WAY TRADING ESTATE**

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