

**TO LET – WAREHOUSE WITH LARGE
GATED YARD CLOSE TO HEATHROW**



Unit 7 Skyport Trade Park
Skyport Drive, Harmondsworth, Heathrow, UB7 0LB

13,528 sq. ft.
(1,256.8 sq. m.)

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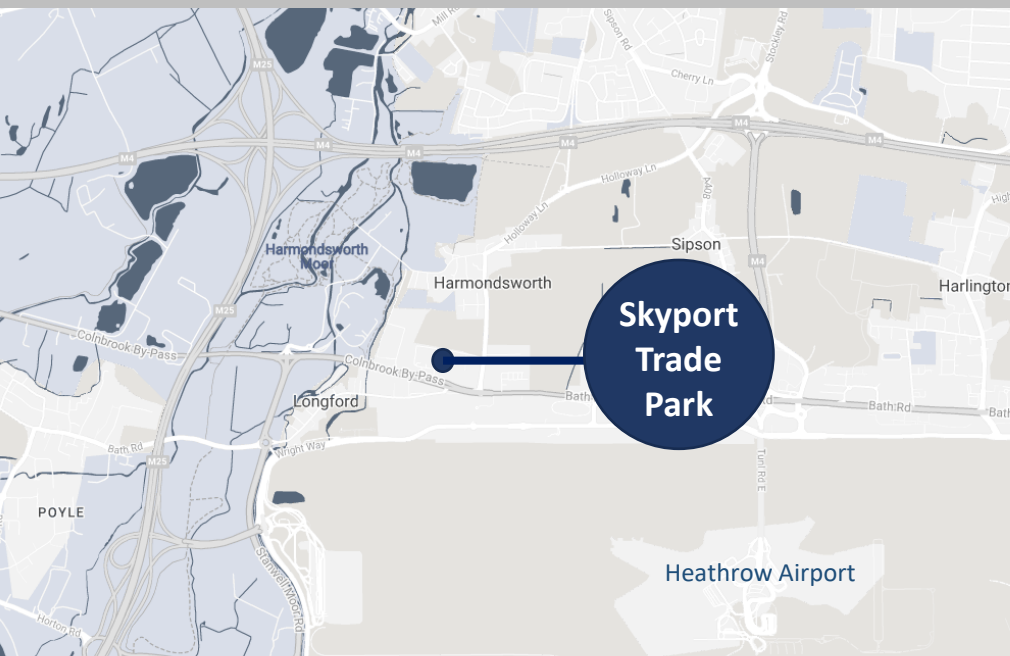
Location

Skyport Trade Park is a well-established business park located on Skyport Drive, accessed from Hatch Lane off the A4 Bath Road in Heathrow.

The nearest train stations are Heathrow Terminals 5 and 2 & 3 on the Elizabeth and Piccadilly lines which are approximately 2 miles from Skyport Trade Park.

Several bus routes serve the area, and Hayes & Harlington railway station is nearby, connecting to central London and the wider rail network.

There are retail and dining options nearby, especially along Bath Road, where you can find supermarkets, restaurants, and cafes.



A4 – Bath Road (Heathrow)	0.3 miles
M4 – Tunnel Road West	1.4 miles
Heathrow Airport – Terminals 2&3	2.4 miles
M25 – Junction 15	4.3 miles



Heathrow Terminal 5 (Elizabeth / Piccadilly)	1.9 miles
Heathrow Terminals 2&3 (Elizabeth / Piccadilly)	2.0 miles
West Drayton (Elizabeth / GWR)	2.3 miles
Hayes & Harlington (Elizabeth / GWR)	3.6 miles

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The Property

The property comprises a modern end of terrace warehouse with a large gated yard and offices over ground and first floors.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Unit 7	Area sq. ft.	Area sq. m.
Ground Floor Warehouse	11,384	1,057.6
Ground Floor Office	1,072	99.6
First Floor Office	1,072	99.6
TOTAL	13,528	1,256.8



Amenities

- Large gated yard (approx. 8,000 sq. ft. / 743.2 sq. m.)
- Full height roller shutter loading door (H: 7.5m x W: 6.0m)
- Minimum eaves height of 5.5m rising to 7.5m
- Skylights and strip lighting in the warehouse
- Three phase power & gas supply
- Offices over ground and first floors
- Double glazing
- Central heating to offices
- Kitchen
- WC facilities

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent

£270,560 + VAT per annum exclusive (£20.00 psf.).

Business Rates

According to the Valuation Office website the current rateable value of the property is £140,000.

Rates payable 2023/2024 = approximately £71,680 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hillingdon billing authority.

Service Charge

The current service charge is estimated to be approximately £18,430 per annum.

VAT

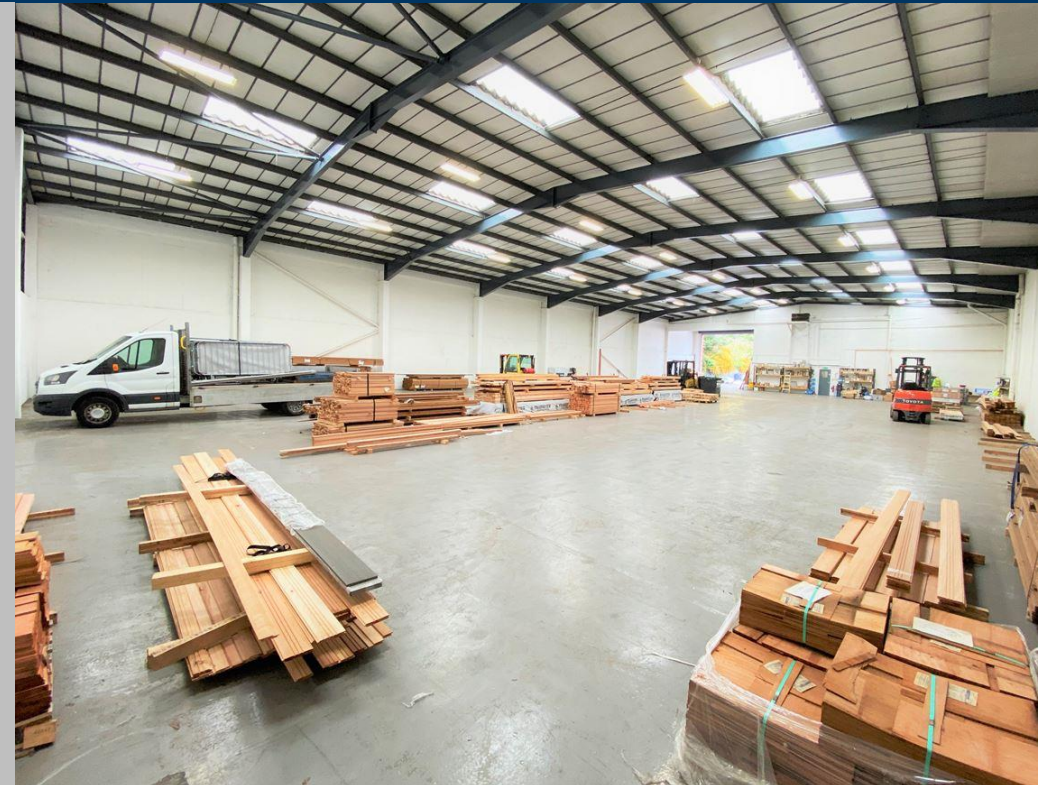
VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: C (71)



Viewing

Strictly through prior arrangement with sole agent Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. September 2023.

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