

TO LET

INDUSTRIAL ESTATE

AIRLINKS

9/10

FULLY REFURBISHED INDUSTRIAL /
WAREHOUSE UNIT

SPITFIRE WAY, HESTON, TW5 9NR



INDICATIVE OUTLINE

6,034 SQ FT (561 SQ M)

SECURE ESTATE WITH 24 HOUR MANNED GATEHOUSE

SPITFIRE WAY, HESTON, TW5 9NR

LOCATION

Airlinks Industrial Estate is located close to the M4 (Junction 3) and A312 providing excellent access to Heathrow Airport, central London and the national motorway network. The estate is situated on Spitfire Way just off Southall Lane which in turn connects to the A312 Hayes Bypass. Southall Station is within 0.6 miles and Hayes & Harlington Station within 1.9 miles, both offering fast and frequent services to London Paddington, with a journey time of approximately 20 minutes. Local amenities also include a Tesco Superstore, David Lloyd Fitness Centre and Western International Fruit and Vegetable Market.

Travel Distances	Miles
Western International Food Market	0.5
M4, Junction 3	1.4
Heathrow Cargo Terminal	5.4
Terminal 1,2 & 3	2.4
M25, Junction 15	5.2
A40	7.1
From Southall and Hayes & Harlington Stations to London Paddington	20 mins

Source: Google Maps

DESCRIPTION

Airlinks Industrial Estate comprises a total of 26 modern warehouse/production units of various sizes ranging from 2,935 to 63,143 sq ft (273 to 5,866 sq m). Units 9 & 10 is of steel portal frame construction with brick and profile clad elevations and ancillary office accommodation on the first floor.

The unit has been extensively refurbished is accessed via two electric roller shutter doors and loading bays. The unit benefits from 3 phase power, a max eaves height of 6.75m and has unrestricted 24/7 access and security. Generous parking provisions are located to the front of the premises.

AMENITIES

- 24/7 Access & security
- Maximum eaves height of 6.75m
- 2 x electric loading doors
- Generous parking provisions
- 2 x loading bays
- 3 phase power & gas
- Male & female W/Cs
- Ancillary first floor offices
- Close proximity to M4, M25, A40 & Heathrow Airport

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor Warehouse	4,610	428.28
Ground Floor Office/Ancillary	693	64.38
First Floor Offices	731	67.91
Total	6,034	560.57

All measurements are based on a approximate gross external area.

RENT/SERVICE CHARGE

Rent - £144,816 per annum

Service Charge - £1.80 per sq ft approx

All prices are subject to VAT.

TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

BUSINESS RATES

Interested parties are advised to contact the local rating authority to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointments with sole joint agents.

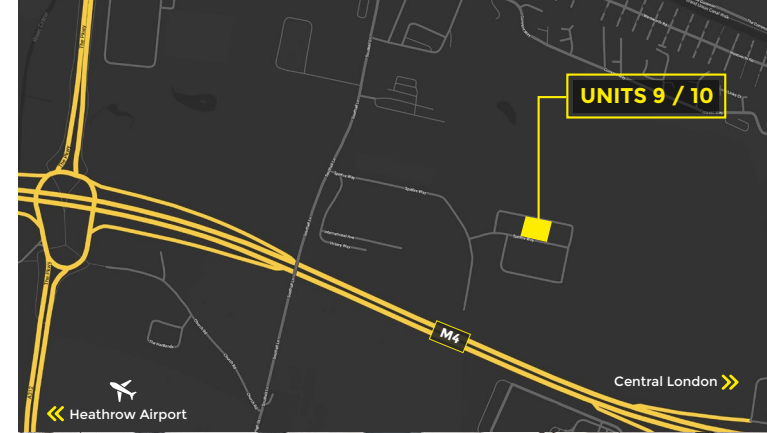


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