

UNITS TO LET

1,229 - 2,798 ft²



TO BE
REFURBISHED



SECURE GATED
ESTATE



EASY ACCESS
TO A4, A312 & M4



INDICATIVE IMAGE



www.ipif.com/heston

INDUSTRIAL / WAREHOUSE UNITS TO LET

UNITS 1 & 22, HESTON INDUSTRIAL MALL
CHURCH ROAD, HESTON, TW5 0LD

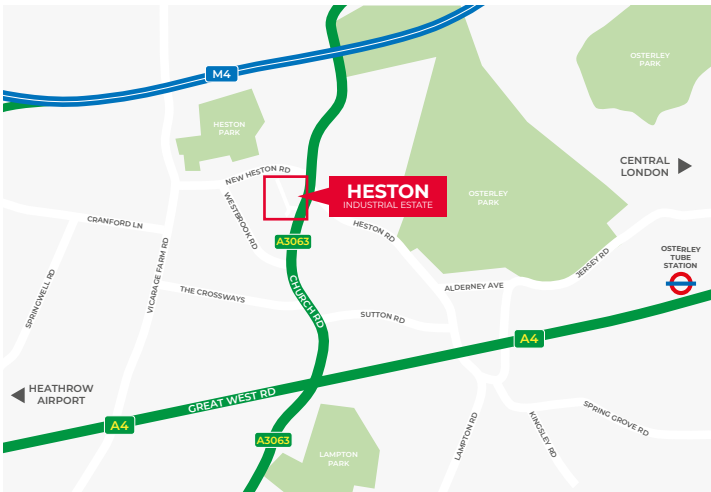
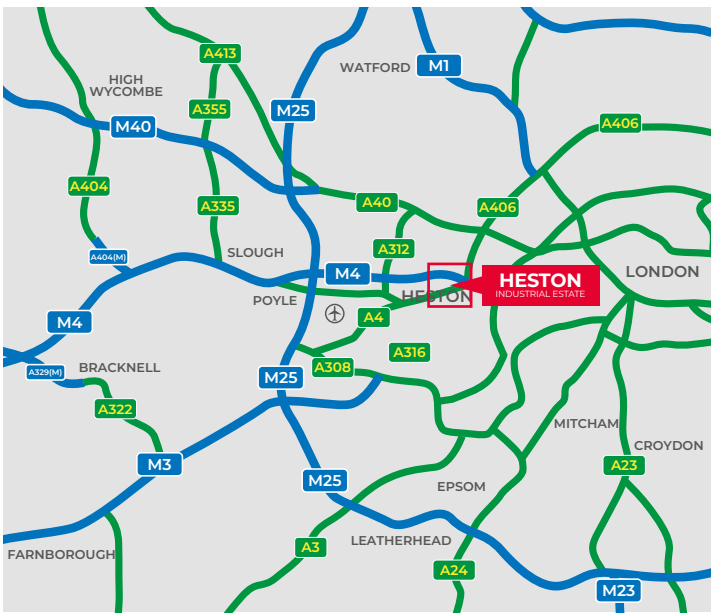
IPIF



INDICATIVE IMAGE



INDICATIVE IMAGE



LOCATION

Heston Industrial Mall is located on Church Road (A3063) which provides easy access to Great West Road (A4) and Heathrow. The M4 Motorway (Junction 3) is only 2 miles distance.

The estate is in close proximity to Osterley Tube Station (circa 1 mile away), providing access to Central London via the Piccadilly Line.

DESCRIPTION

The estate comprises two terraces of uniformly sized industrial / warehouse units.

SPECIFICATION

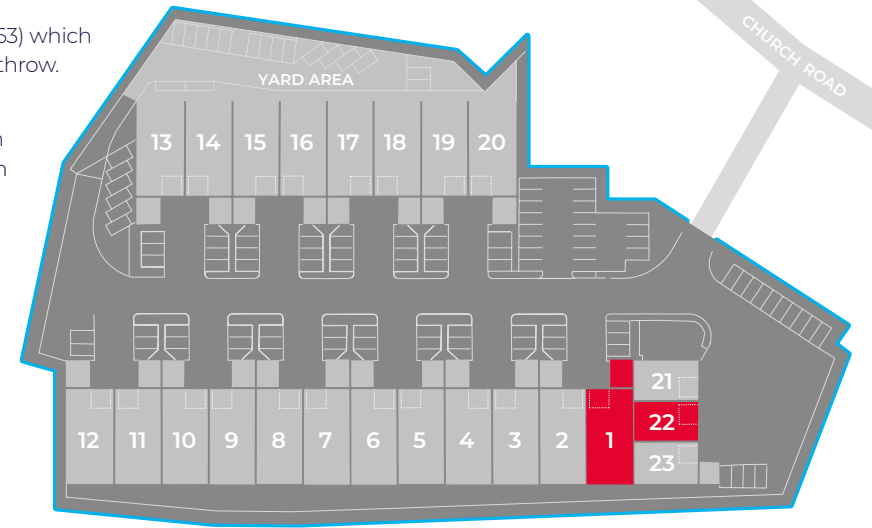
- Full height up and over loading door
- Fully fitted first floor offices
- 3 phase electricity
- Secure gated estate
- Unit 1: 3.28 m rising to 6 m internal height
- Unit 22: 3.38 m rising to 5.95 m internal height
- Allocated and estate parking
- Loading bay

ACCOMMODATION

Available accommodation comprises the following approximate gross external floor areas (GEA):

UNIT 1	M ²	FT ²	EPC
GF Warehouse	196	2,104	TBC
GF Office	32	347	
FF Office	32	347	
TOTAL	260	2,798	

UNIT 22	M ²	FT ²	EPC
TOTAL	114	1,229	TBC



LEASE TERMS

The units are available on new full repairing and insuring lease or leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the landlord



Rachel Sharman
rachel.sharman@ipif.co.uk



Jack Pay
jp@telsar.com

Bal Panesar
bp@telsar.com



Thomas Bond
thomas.bond@jll.com

Tom Lowther
tom.lowther@jll.com