COGENT
REAL ESTATE

TO LET

Unit 11 Airlinks Industrial Estate

Spitfire Way, Heston, Heathrow, TW5 9NR

Industrial Warehouse Unit To Let on Popular Estate with 24/7 On Site Security adjacent to M4 Junction 3

2,992 sq ft

(277.97 sq m)

- Eaves Height 5.0m - 6.75m
- 1 x Loading Door 4.55m (W) x 4.83m (H)
- Fitted Offices with Central Heating
- Large Double Yard Depth 15m
- 5 Parking Spaces + Communal Parking
- 24/7 Access & Use

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Summary

Available Size	2,992 sq ft
Rent	Rent on application
Service Charge	£1.93 per sq ft Service Charge & 24/7 Security
EPC Rating	D (95)

Location

Airlinks Industrial Estate is located in close proximity to the M4 J3 and A312 providing excellent access to Heathrow Airport, Central London and the M25.

Western International Food Market is located 0.8 miles away and Southall's Elizabeth Line Railway Station is located 1.8 miles away providing fast and frequent train services into London Paddington.

Nearby amenities include Tescos Superstore, Costco and David Llyod Heston.

Occupiers on the wider estate include Dnata Catering UK, Rail Gourmet and Cotes Brasserie.

Accommodation

Comprising the following Gross External GEA Floor Areas

Name	sq ft	sq m
Unit - Ground Floor - Warehouse / Ancillary	2,631	244.43
Unit - First Floor Office	361	33.54
Total	**2,992**	**277.97**

Specification

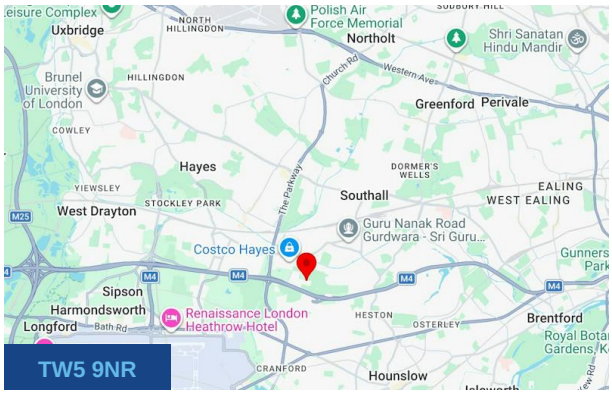
- To Be Refurbished
- Eaves Height 5.0m - 6.75m
- 1 x Loading Door 4.55m (W) x 4.83m (H)
- Fitted Offices with Central Heating
- 3 Phase Power & Gas
- Male/Female W.Cs
- LED Warehouse Lighting
- Large Double Yard Depth 15m
- 5 Allocated Car Parking Spaces
- Additional Communal Parking Available
- 24/7 Access and Use
- 24/7 On Site Security
- In close proximity to Heathrow Airport, M4, A312, A4, M25 and A40

Terms

Available by way of a new Full Repairing and Insuring FRI Lease on terms to be agreed.

Viewings

Strictly by appointment and via the joint agents TELSAR and COGENT REAL ESTATE



Viewing & Further Information

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