COGENT
REAL ESTATE

To Let

Unit 1 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

4,812 sq ft
(447.05 sq m)

- Eaves Height 6.65m
- 1 x Loading Door 4.55m (W) x 4.83m (H)
- Fitted Offices with Central Heating
- Yard Depth 15m
- 5 Parking Spaces + Communal Parking
- 24/7 Access & Use

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Summary

Available Size	4,812 sq ft
Rent	£25 per sq ft equating to £120,300 per annum exclusive
Service Charge	£1.93 per sq ft Service Charge & 24/7 Security
EPC Rating	D (92)

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, Cotes Brasserie, Capital Hair & Beauty, Anderson Travel and The Business Supplies Group.

Accommodation

Comprising the following Gross External GEA Floor Areas

Name	sq ft	sq m
Unit - Warehouse / Ancillary	3,804	353.40
Unit - First Floor Office	1,008	93.65
Total	**4,812**	**447.05**

Specification

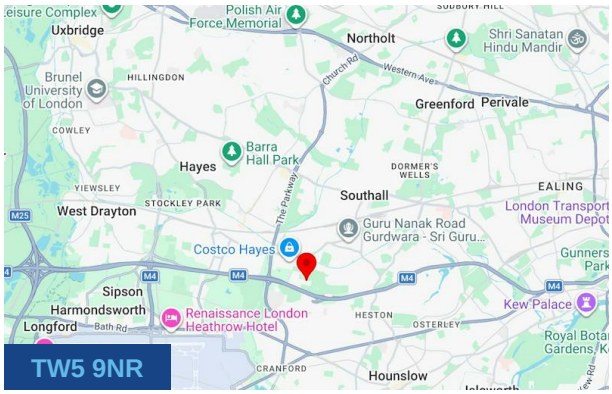
- To Be Refurbished (Available March 2027)
- Eaves Height 6.65m
- 1 x Loading Door 4.55m (W) x 4.83m (H)
- Fitted Offices with Central Heating
- 3 Phase Power & Gas
- Male/Female WCs
- LED Warehouse Lighting
- Yard Depth 15m
- 5 Allocated Car Parking Spaces
- Additional Communal Parking Available
- 24/7 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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