

# TO LET



TAKE A TOUR



**FULLY REFURBISHED**  
**27,727 – 64,358 SQ FT**  
**WAREHOUSE / INDUSTRIAL UNITS**

**X2**  
**UNITS 5&6**  
HATTON CROSS, HEATHROW **TW6 2GE**





## LOCATION

Core Heathrow location near key transport links to the south east of Heathrow Airport including M25, M4, A30 and A312, and within close proximity to the Southern Perimeter road and Hatton Cross Transport Interchange, as well as various control posts.

**X2**  
UNITS 5&6









CLOSE PROXIMITY  
TO THE M4 (JCT 4)  
AND THE M25 (JCT'S 13 & 14)  
PROVIDING EASY ACCESS  
TO CENTRAL LONDON  
AND THE NATIONAL  
MOTORWAY NETWORK



JUST 2.9 MILES FROM  
HEATHROW CARGO CENTRE  
VIA THE SOUTHERN  
PERMIETER ROAD



OPPOSITE HATTON CROSS  
UNDERGROUND STATION  
(PICCADILLY LINE TO CENTRAL  
LONDON 45 MINUTES)  
AND HATTON CROSS  
BUS STATION



ESTABLISHED ESTATE  
WITH WELL-KNOWN  
OCCUPIERS INCLUDING  
AIRWORLD HANDLING,  
CRANE WORLDWIDE,  
FREIGHTMINDS  
AND UNILODE



24-HOUR ON-SITE SECURITY,  
ESTATE CCTV AND SEPARATE  
BARRIER ENTRY FOR  
GOODS LOADING AND  
CAR PARKING (ANPR)





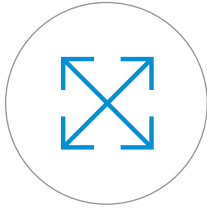




## SPECIFICATION



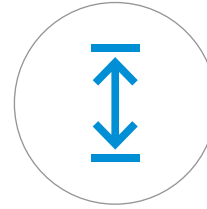
FULL LORRY  
ACCESS VIA TWO  
ONE-WAY RAMPS



YARD DEPTH  
OF UP TO 22.65M



WAREHOUSE  
WC AND SHOWER



6M  
CLEAR HEIGHT



2 ROLLER SHUTTER  
LOADING DOORS  
PER UNIT



FIRST FLOOR  
OFFICES



## SUSTAINABILITY



SOLAR PANELS ON ROOF

LED LIGHTING

COMFORT COOLING VIA GROUND HEAT PUMPS

EPC RATING AVAILABLE UPON REQUEST









## ACCOMMODATION

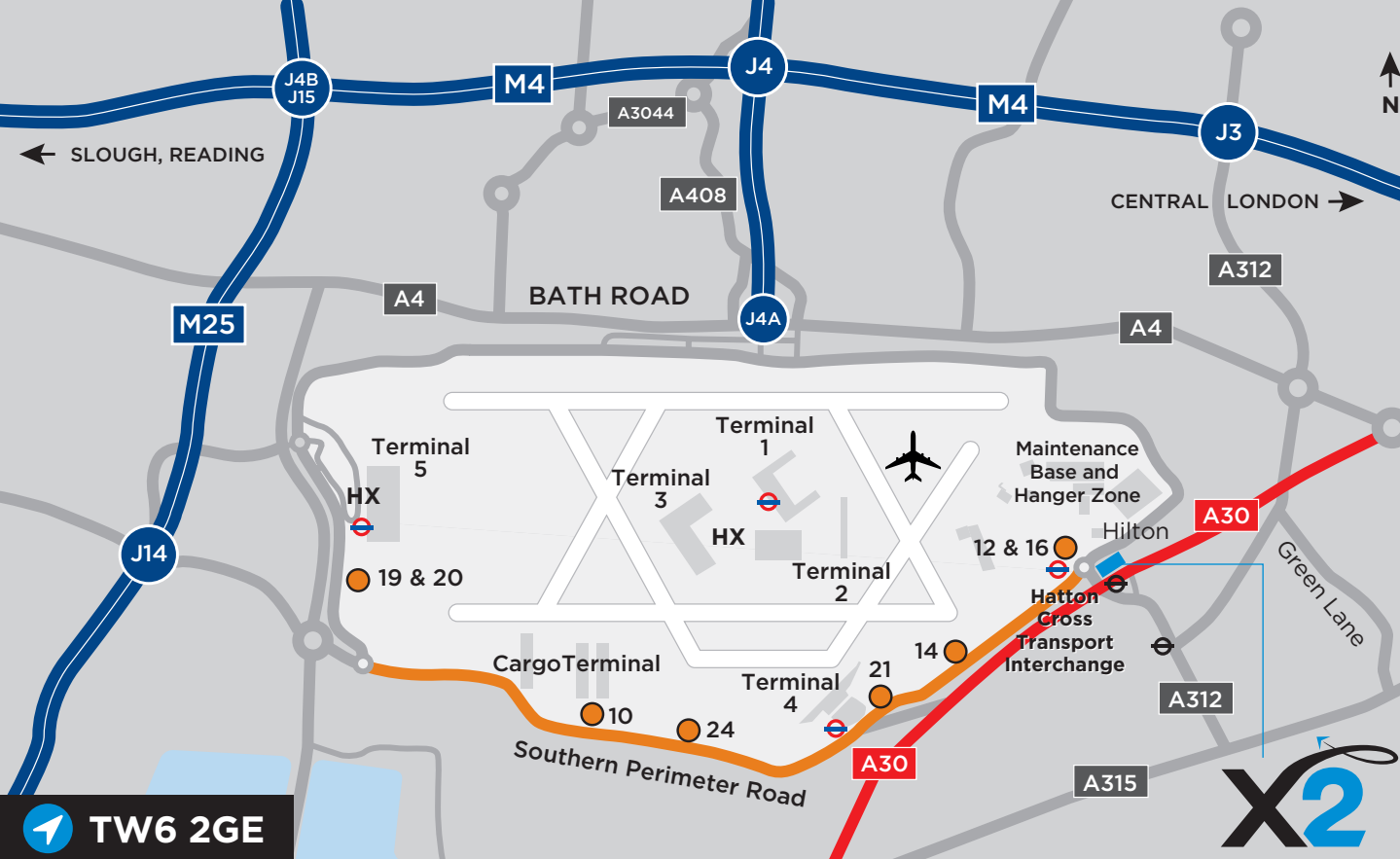
UNIT 5	sq ft	sq m
WAREHOUSE	32,146	2,986.43
FIRST FLOOR OFFICES	4,485	416.66
<b>TOTAL</b>	<b>36,631</b>	<b>3,403.09</b>
CAR PARKING	27	

UNIT 6	sq ft	sq m
WAREHOUSE	24,387	2,265.64
FIRST FLOOR OFFICES	3,340	310.25
<b>TOTAL</b>	<b>27,727</b>	<b>2,575.89</b>
CAR PARKING	20	

<b>UNITS 5 &amp; 6 COMBINED</b>	<b>64,358</b>	<b>5,978.98</b>
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Approximate gross external areas.





● Control Post
 Ⓜ Underground
 Ⓡ Bus

**HX** HX Heathrow Express

## DISTANCES

Hatton Cross Station	200 yards
Heathrow Terminal 4	1.6 miles
Heathrow Cargo Centre	2.9 miles
M4 (Junction 3)	3 miles
Heathrow Terminals 1, 2 & 3	3.1 miles
M25 (Junction 15)	6.1 miles
M1 (Junction 1)	15 miles
Central London	15.7 miles

Source: Google maps



## VIEWING & FURTHER INFORMATION

For more information or to arrange a viewing contact:



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