

UNITS TO LET

From **20,694 sq ft** (1,923 sq m)

THE HEATHROW ESTATE

Silver Jubilee Way, Hounslow **TW4 6NF**

THE HEATHROW ESTATE is in a prominent, highly visible location from the A30 just 1 mile from Heathrow Airport, enjoying superb M4 motorway and transport links and access to the West London urban population.



PROMINENT ESTATE 1 MILE FROM HEATHROW AIRPORT

6M EAVES

ELECTRIC 7M WIDE LOADING DOOR

24/7 ACCESS AND ON-SITE SECURITY

SUPERB M4 MOTORWAY AND TRANSPORT LINKS

PROXIMITY TO TRADE AND LOGISTICS OCCUPIERS

LOCATION

The Heathrow Estate is located on Silver Jubilee Way at the Interchange of the A312 (The Parkway) and the A30 (Great South West Road). An established Heathrow industrial location that is 4 miles to the Cargo Terminal, 1.5 miles to M4 Junction 3, 1 mile to Hatton Cross Underground Station and 14 miles to Central London.

THE HEATHROW ESTATE

TW4 6NF



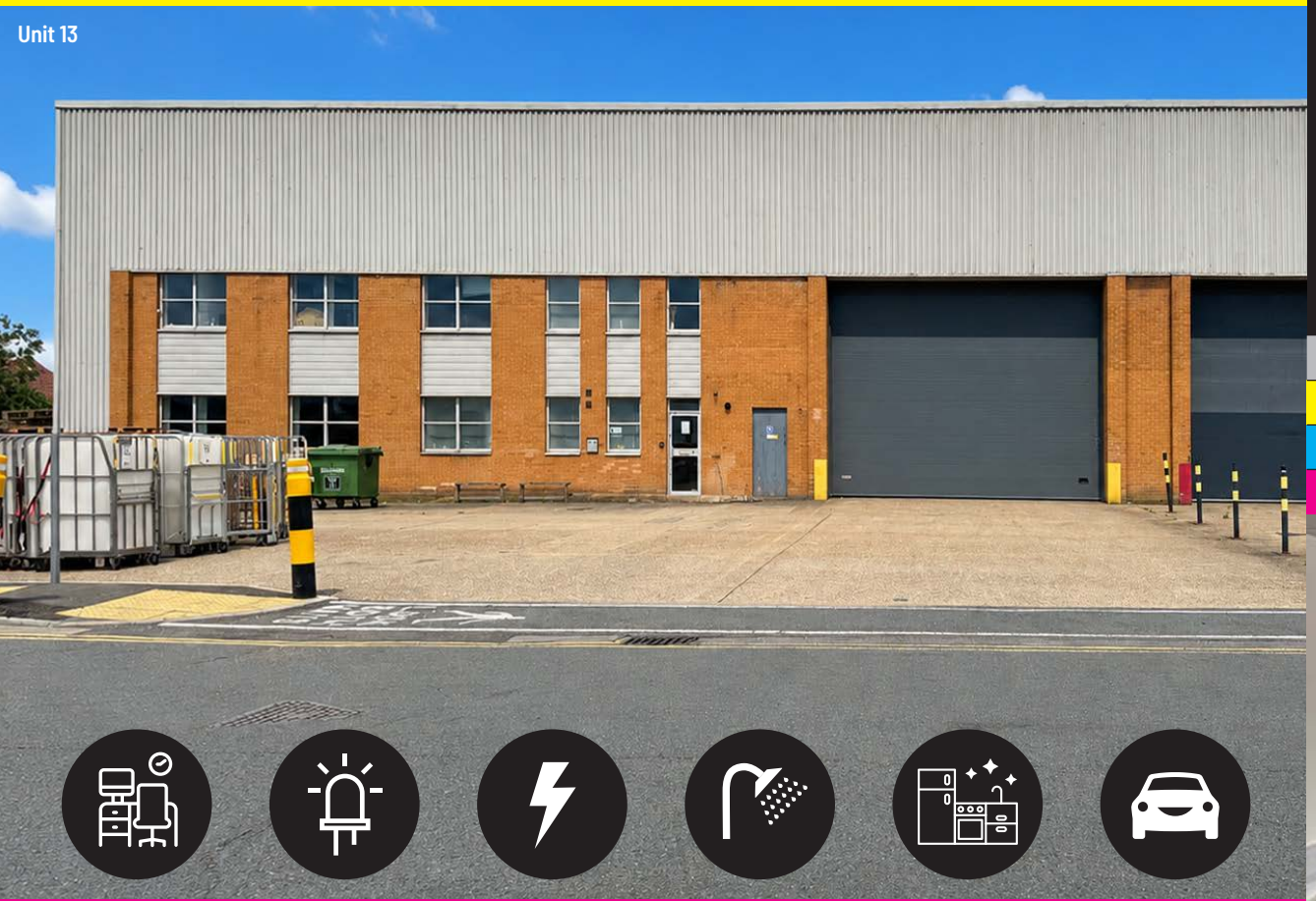
Typical warehouse interior

The units are of steel portal frame construction with brick elevations, providing high-quality industrial accommodation.

Each unit comprises a spacious warehouse, complemented by ground and first-floor office accommodation, WC facilities, a single loading door, and allocated on-site parking.

The Heathrow Estate benefits from 24/7 access and on-site security, ensuring operational flexibility and peace of mind for occupiers.

The estate offers an excellent opportunity for logistics, trade counter, and industrial businesses, with established occupiers including Screwfix and HSS.



GROUND AND FIRST FLOOR OFFICES

MOTION LED WAREHOUSE LIGHTING

3 PHASE POWER

SHOWER FACILITIES

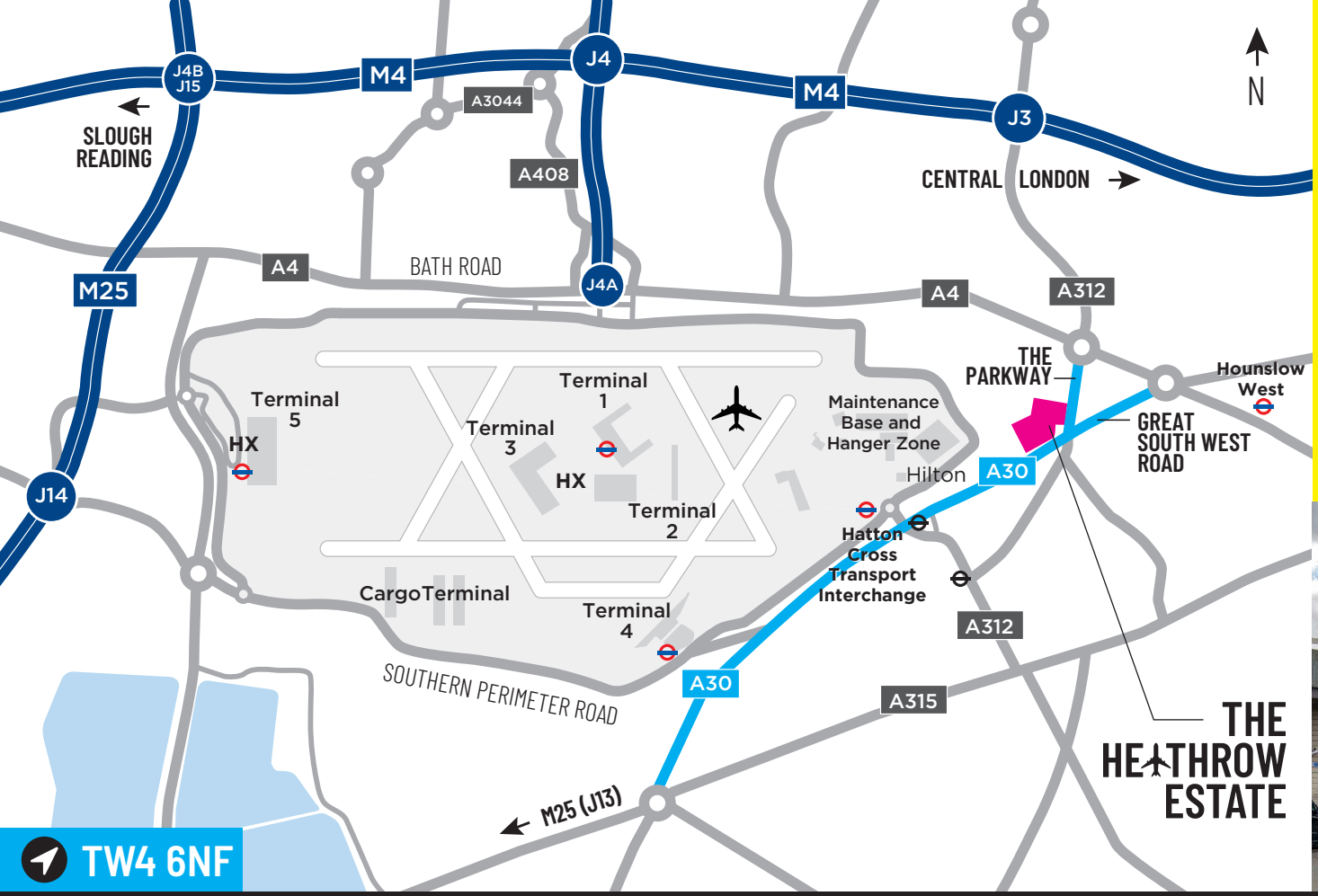
WC'S & KITCHEN OVER BOTH FLOORS

ALLOCATED PARKING SPACES + LOADING AREA



	SQ FT	SQ M	AVAILABILITY
UNITS 4&5 (combined)	42,701	3,967	UNDER OFFER
UNITS 6	24,011	2,231	UNDER OFFER
UNIT 14	20,694	1,923	AVAILABLE





DRIVE TIMES

HATTON CROSS STATION	1.3 miles
M4 (JUNCTION 3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (JUNCTION 15)	5.3 miles
M1 (JUNCTION 1)	13 miles
CENTRAL LONDON	15.4 miles

Source: Google Maps



TERMS

Each unit is available on a new full repairing and insuring lease on terms to be agreed.

EPC RATING

EPC ratings for each unit are available on request.

VIEWING & FURTHER INFORMATION

For more information or to arrange a viewing contact:

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