Mileway

# Plot 2B Link Park Heathrow

Thorney Mill Road, Heathrow, UB7 7EZ

**Available to Let | 21,469 sq ft**

LastMile**First** | mileway.com

# Industrial Open Storage

## 21,469 sq ft

- Fully secured and fenced site
- Class 1 IOS
- Three-phase power
- Mains water supply and drainage
- 6 m clear height
- Concrete surface
- Open sided building providing covered storage
- Yard lighting and on site security
- LED Lighting in building
- 15.3 m apex height

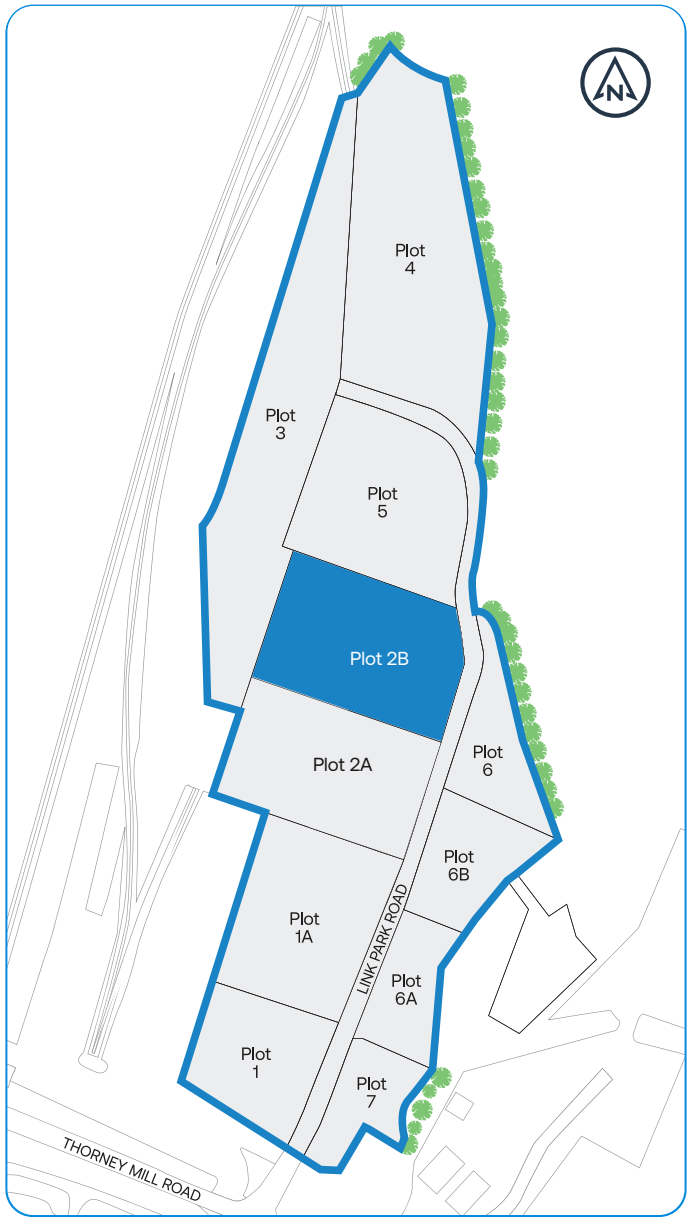
**Description**

Plot 2B is a Class 1 industrial open storage plot comprising a total area of 21,469 sq ft. The yard is fully concreted and benefits from a 3-sided open face building, providing covered storage to half of the plot. The estate also features on site security stationed at the gated entrance.

Link Park operates restricted hours of usage for the site between 6 am - 6 pm on Weekdays and 7am - 2pm on Weekends for HGV's only.

# Site Plan

## Plot 2B

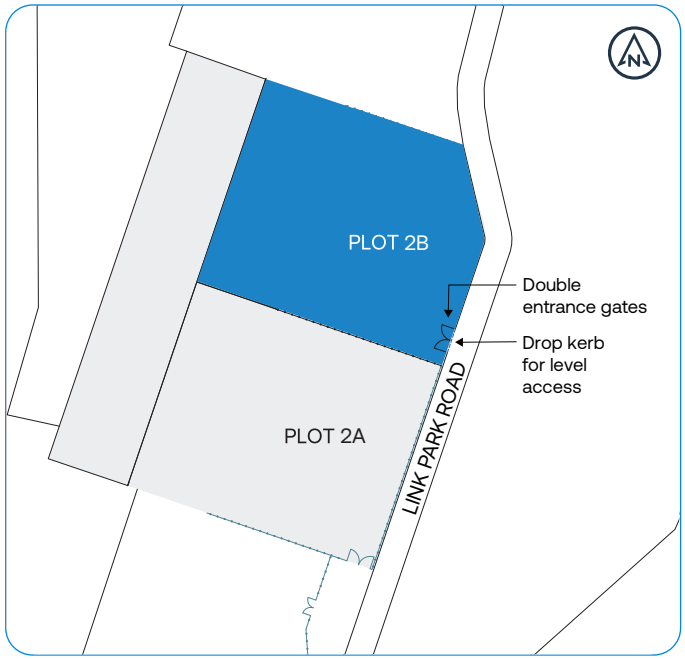


## Accommodation

| | sq ft (approx GEA) | sq m (approx GEA) | Acres |
|---|---|---|---|
| Plot 2B | 21,469 | 4,046 | 0.99 |

# Site Plan

## Potential for taking Plot 2B



# Location

Link Park Heathrow is one of the premier established open storage estates in West London.

There is also strong rail connectivity with West Drayton and Iver train stations providing direct lines to Central London, Slough and Reading.

### By Air

Located in the West Drayton area, Link Park is just north of Heathrow Airport, only 4.6 miles away Additionally, the Cargo Terminal is just 7.6 miles away.

### By Road

Situated on Thorney Mill Road, the estate is well located with excellent road access to the M4 (Junction 5 – 3.6 miles), M25 (junction 15 – 5.5 miles) and the M40 (Junction 1 – 5.5 miles).

# Plot 2B
# Link Park Heathrow

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Available To Let
21,469 sq ft

Book a viewing


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## Further information:

### Rent

Price on application.

### VAT

Rent is subject to VAT.

### EPC

Exempt.

### Legal Costs

Each party to bear their own legal costs.

### Open Storage Classification

To learn more about the classification system and what this means, please click **here**

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Terms

Plot 2B is available by way of a new full repairing and insuring lease.


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