

To Let

Detached Industrial / Warehouse Unit

- 9m minimum eaves
- 2 level loading doors
- 50kN/sq m
- Secure fenced yard
- 25 parking spaces
- EPC A+
- BREEAM Excellent

Unit 5, Communications Park

Green Lane, Heathrow, TW4 6DL

20,075 sq ft

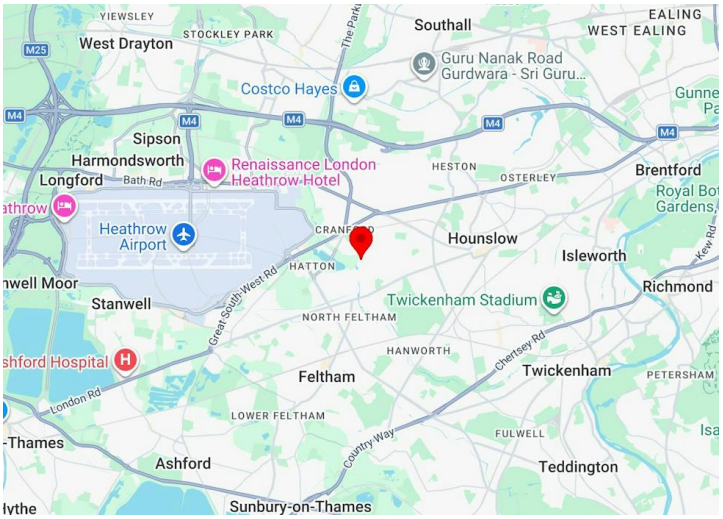
1,865.03 sq m

Reference: #279349

Unit 5, Communications Park

Green Lane, Heathrow, TW4 6DL





Summary

Available Size	20,075 sq ft / 1,865.03 sq m
EPC	A+

Description

Unit 5 comprises a detached stand alone unit on one of Heathrow's greenest industrial parks, built with sustainability in mind and is net carbon zero in use. The unit is of steel portal frame construction providing clear span space with ancillary first floor Grade A offices with associated reception, WC & showers. The warehouse benefits from 8m eaves, LED lighting throughout, 2 electric level access loading doors and 37.5 kN/sq m floor loading.

Location

Communication Park is within close proximity to Heathrow Airport and Cargo Terminal. The scheme fronts Green Lane which is accessed off the A312 and A315. The M3 and M4 motorways are with 4 miles. Feltham and Hounslow Town Centres are both within easy reach. Feltham railway is approximately 1.5 miles, Hatton Cross and Hounslow West (both Piccadilly) underground stations are within two miles.

Cargo Terminal - 4.2 miles - 13 mins
M4 Junction 3 - 2.5 miles - 7 mins
Hatton Cross Tube - 1.8 miles - 6 mins
Tesco Superstore - 1.5 miles - 4 mins

Terms

The unit is available by way of an assignment or sublease up until 15th October 2030, alternatively a new lease is available direct from the Landlords for a term by arrangement

Rates

Interested parties are advised to make their own enquiries

Accommodation

The accommodation comprises the following areas: GEA

Description	sq ft	sq m
Warehouse	18,030	1,675.04
First Floor Office	2,045	189.99
Total	**20,075**	**1,865.03**

Specification

• 9m minimum eaves • 2 level loading doors • 215 kVa incoming power capacity
• 50kN/sq m • VRF heating and cooling system to office areas • Secure fenced yard
• EV charging points • Net zero carbon in use
• Kitchenette facilities
• EPC A+ • BREEAM Excellent

Viewings

Strictly through joint sole agents JLL

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