



To Let

A semi detached unit of circa 30,000 sq ft on an established Heathrow Industrial estate fully refurbished with a fenced secure yard

- 800kVa
- 33m yard depth
- 6.6m rising to 8.4m eaves
- 2 level access doors
- Clear span space
- 42 parking spaces
- Canteen at ground floor
- Separate office & warehouse WCs

Unit B1 Parkway

Cranford Lane, Heston, TW5 9QA

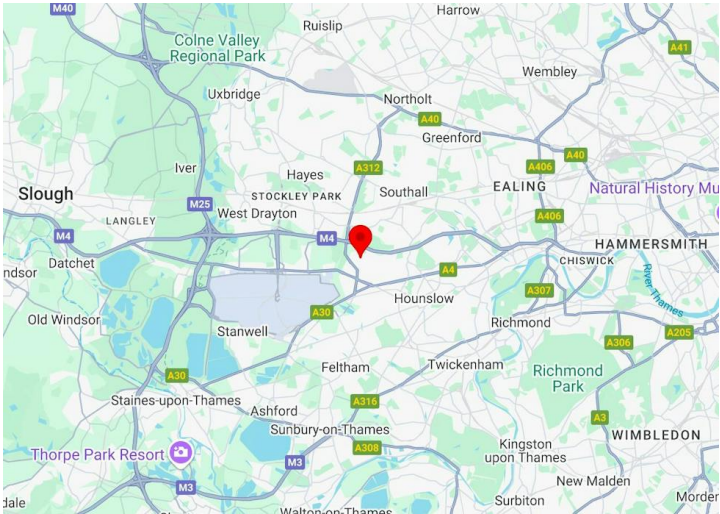
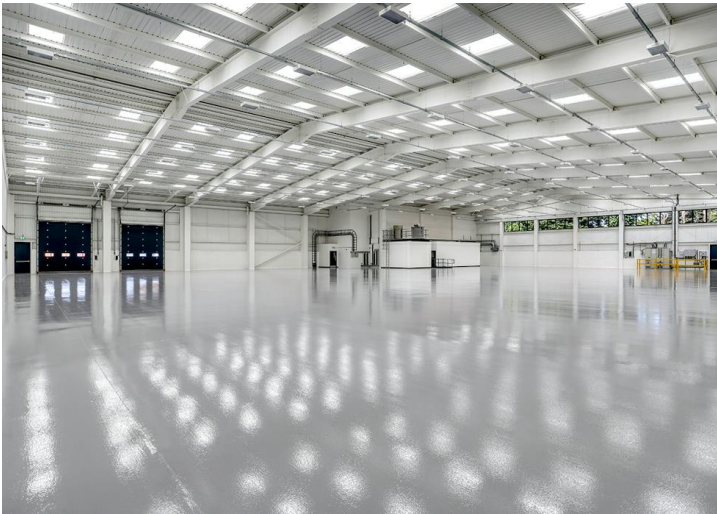
29,209 sq ft

2,713.60 sq m

Reference: #299818

Unit B1 Parkway

Cranford Lane, Heston, TW5 9QA



Summary

Available Size	29,209 sq ft / 2,713.60 sq m
Service Charge	Upon application
Estate Charge	Upon application
EPC	C (54)

Description

A modern clear span warehouse with two storey open plan offices. The unit is now fully refurbished and is suitable for warehousing, production, research and development, laboratories or general distribution.

It also benefits from a secure fenced yard, 42 parking spaces and a secure palisade gated compound to the side of the unit.

Location

The Parkway estate is positioned on Cranford Lane, an established business location, offering fast, direct access via the A312 to Junction 3 of the M4. Heathrow Airport is only a few minutes away.

- M4 J3 - 1 mile
- Terminals 1,2 and 3 - 1.8 miles
- Terminal 4 - 2.8 miles
- Terminal 5 - 3.6 miles
- M25 J15 - 4 miles
- Cargo Terminal - 4.1 miles
- A40 - 5 miles
- Central London - 15 miles

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	25,730	2,390.40	Available
Ground - Offices	1,757	163.23	Available
1st - Office	1,722	159.98	Available
Total	29,209	2,713.61	

Viewings

Strictly through the joint sole agents JLL & Cogent RE.

Terms

A new lease is available directly from the Landlord for a term by arrangement

Thomas Bond

07709 500397
Thomas.Bond@jll.com

Sarah Downes

07856 003033
sarah.downes@jll.com



