TELSAR.com

TO LET

Unit 11 Airlinks Industrial Estate

Spitfire Way, Heston, TW5 9NR

Modern Industrial / Warehouse Unit

2,992 sq ft

(277.97 sq m)

- Fully refurbished
- 24/7 Access & on-site security
- Max eaves height of 6.75m
- Electric loading door
- Generous parking provisions
- Dedicated loading bay
- 3 Phase power & gas
- Modern ground & first floor offices with welfare facilities
- Close proximity to M4, M25, A40 & Heathrow Airport

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Summary

Available Size	2,992 sq ft
Rent	£74,800 per annum
Business Rates	Interested parties are advised to contact the local rating authority to obtain this figure.
Service Charge	Approx. £1.93 psf.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Location

Airlinks Industrial Estate is located close to the M4 (Junction 3) and A312 providing excellent access to Heathrow Airport, central London and the national motorway network. The estate is situated on Spitfire Way just off Southall Lane which in turn connects to the A312 Hayes Bypass. Southall Station is within 0.6 miles and Hayes & Harlington Station within 1.9 miles, both offering fast and frequent services to London Paddington, with a journey time of approximately 20 minutes. Local amenities also include a Tesco Superstore, David Lloyd Fitness Centre and Western International Fruit and Vegetable Market.

Description

Unit 11 is of steel portal frame construction with brick and profile clad elevations and ancillary office accommodation on the first and ground floor. The unit is accessed via a full height loading door serviced by a loading bay. The unit benefits from 3 phase power, a max eaves height of 6.75m and has unrestricted 24/7 access and security, with generous parking provisions are located to the front of the premises.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross external area basis.

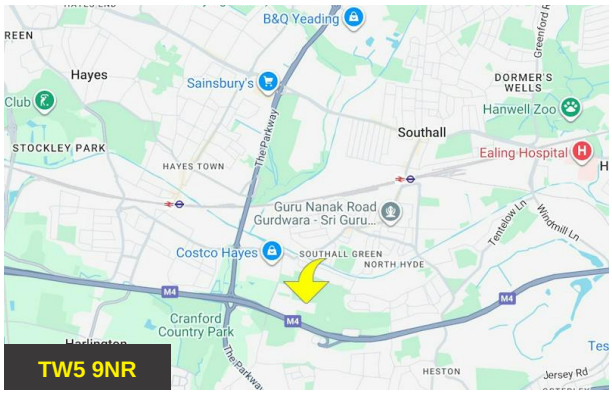
Description	sq ft	sq m
Ground Floor Warehouse	2,284	212.19
Ground Floor Office/Ancillary	347	32.24
First Floor Offices	361	33.54
Total	**2,992**	**277.97**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



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