



Unit 13, The Heathrow Estate
Silver Jubilee Way, Hounslow, TW4 6NF

**Modern warehouse /
industrial unit available to
let by way of an assignment
or sublease**

20,130 sq ft
(1,870.14 sq m)

- 6m eaves
- Electric 7m wide loading door
- Motion LED warehouse lighting
- 3 phase power
- Shower facilities
- W/C's & kitchen over both floors
- 15 parking spaces plus loading area
- Superb M4 motorway and transport links

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Summary

Available Size	20,130 sq ft
Rent	£352,275.00 per annum
Rates Payable	£102,102 per annum
Rateable Value	£187,000
Service Charge	£19,962.08 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

Unit 13 Heathrow Estate is a brick-built warehouse within a mile of the airport. The unit is comprised of a large warehouse space with ground and first floor office space as well as WC facilities, 1 loading door and 15 allocated parking spaces. The estate has on-site security as well as 24/7 access. The estate provides a prime opportunity for logistics, trade and other industrial occupiers with occupiers including Screwfix and HSS.

The property benefits from:

- 6m eaves
- Electric 7m wide loading door
- Motion LED warehouse lighting
- 15 parking spaces plus loading area
- W/C's & kitchen over both floors
- Shower facilities
- 3 phase power
- First floor offices with gas central heating and perimeter trunking
- Superb M4 motorway and transport links
- Prominent and highly visible from the A30
- Prime location in a strong catchment with access to the West London urban population

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.

Terms

The property is available by way of an assignment or sublease on a lease term until 31st December 2026.

Viewings

Strictly by appointment via the sole agents.



Viewing & Further Information



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