



Indicative unit photo

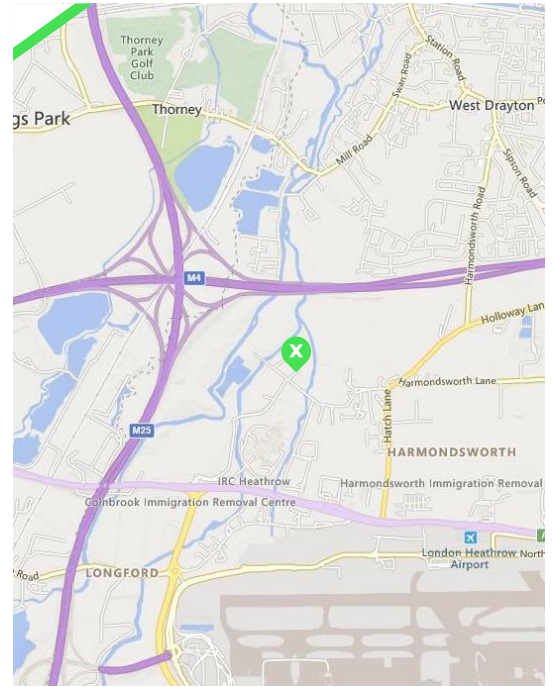
INDUSTRIAL WAREHOUSE UNIT - TO LET

UNIT 13, SAXON TRADING ESTATE, SAXON WAY, HARMONDSWORTH, UB7 0LW

8,908 sq ft (827.6 sq m)

Unit 13 at Saxon Way Trading Estate is a modern end terrace warehouse **under extensive refurbishment** with generous car parking and is situated in Harmondsworth to the north of Heathrow Airport.

- 5.6m eaves
- Roller shutter loading door
- Loading canopy
- Secure estate with evening / overnight manned security
- Ground and first floor offices



LOCATION

Saxon Way Trading Estate is located off the A4 in Harmondsworth, an established industrial location within close proximity to Heathrow Airport, Cargo Terminal, the M25 London Orbital and Central London.

The site is situated approximately 3 miles north of Heathrow Airport, 6 miles south east of Slough and 27 miles west of Central London. Harmondsworth benefits from excellent access to the national motorway network being located in close proximity to a number of key motorway junctions.

ACCOMODATION (APPROX) - GEA

UNIT	SQ FT	SQ M
Warehouse	7,682	713.7
Ground floor office / ancillary	621	57.7
First Floor office	605	56.2
TOTAL	8,908	827.6

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority. Rateable Value from April 2023: £83,500

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

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