



## INDUSTRIAL/WAREHOUSE UNIT TO LET

UNIT A, 199 LONG LANE  
STANWELL TW19 7AU

11,927 SQ FT (1,108.1 SQ M)

**FULLY REFURBISHED**



## SPECIFICATION



Fully refurbished



Semi-detached unit with roadside prominence



Eaves height 6.17m rising to 7.18m



2 new level access loading doors



2 storey office accommodation



15 car parking spaces



VRF heating & cooling system



LED lighting



1.3 miles to Heathrow Cargo Centre\*



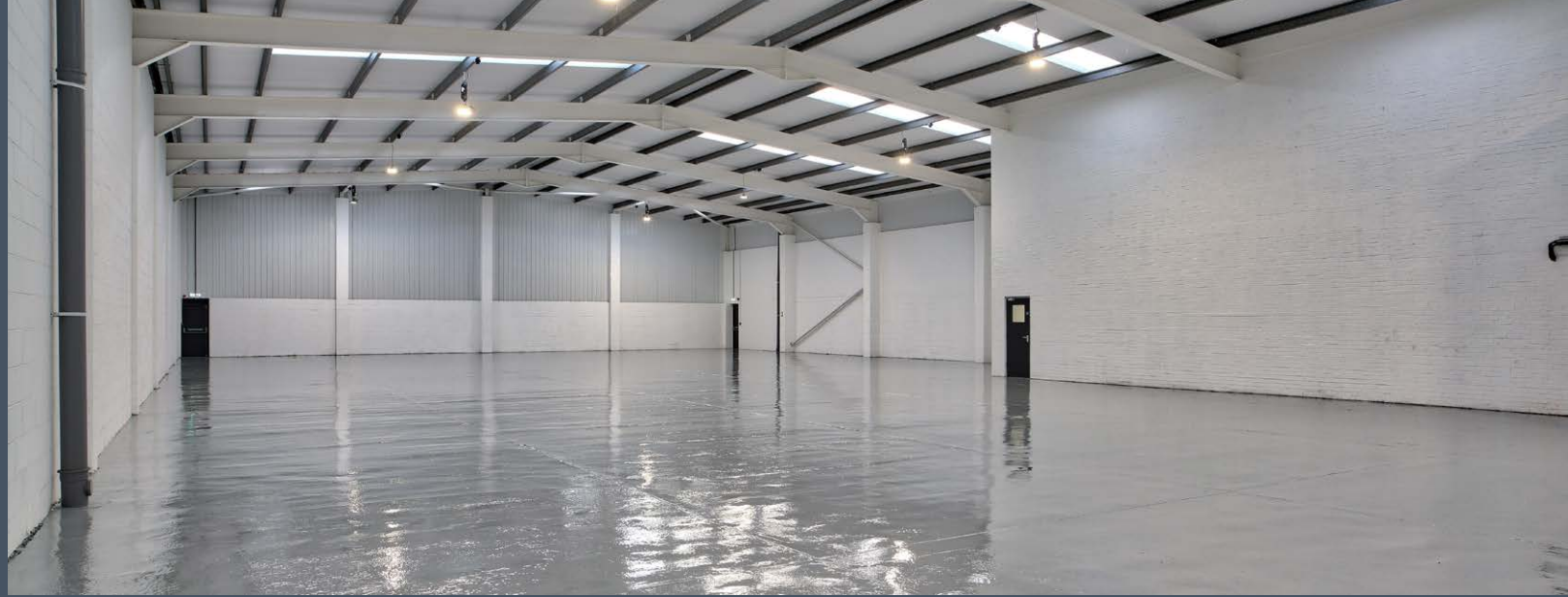
2.5 miles from M25 J14\*

## DESCRIPTION

Unit A is a single bay warehouse of steel portal frame construction with a double pitched roof with brickwork and steel profiled cladding external elevations. The property has undergone a significant refurbishment which includes a new roof, new windows and two new electric level access loading doors. The unit also benefits from office accommodation split over the ground and first floors, including a kitchenette and WCs over both floors. The specification includes suspended ceilings, air conditioning and perimeter trunking throughout.

## ACCOMMODATION

	SQ FT	SQ M
Warehouse/ancillary	10,646	989.1
First floor offices	1,281	119.0
<b>TOTAL (GEA approx)</b>	<b>11,927</b>	<b>1,108.1</b>



\*Source: AA Route Planner



## LOCATION

Unit A is located on the east side of Long Lane, 0.1 miles to the south of Bedfont Road and a mile north of the A30 dual carriageway.

Bedfont Road provides access to Heathrow Airport, its terminals and the Cargo Centre via the Southern Perimeter Road. The Southern Perimeter Road provides swift access to J14 M25 in the west and the Great West Road, A30, and A4 to the east providing access to West & Central London.

Heathrow Terminal 4 on the Piccadilly Line is the nearest Underground Station to Long Lane which is just 1.2 miles away. Bus routes 203 (Hounslow to Staines) & 555 (Heathrow Central to Walton on Thames) service the airport via Long Lane from nearby towns.



## TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

On application.

## EPC

EPC rating B.

## BUSINESS RATES

Rateable Value: £106,000. Interested parties are advised to make their own enquiries with the Local Authority.

## LEGAL COSTS

Each party to bear their own legal costs.

## UNIT A, 199 LONG LANE STANWELL TW19 7AU



## VIEWINGS & FURTHER INFORMATION

Strictly by appointment. For details contact the joint sole agents:



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