

TO LET



FULLY REFURBISHED
27,727 - 64,358 SQ FT
WAREHOUSE / INDUSTRIAL UNITS

X2
UNITS 5&6
HATTON CROSS, HEATHROW **TW6 2GE**



LOCATION

Core Heathrow location near key transport links to the south east of Heathrow Airport including M25, M4, A30 and A312, and within close proximity to the Southern Perimeter road and Hatton Cross Transport Interchange, as well as various control posts.

X2

UNITS 5&6





CLOSE PROXIMITY TO THE M4 (JCT 4) AND THE M25 (JCT'S 13 & 14) PROVIDING EASY ACCESS TO CENTRAL LONDON AND THE NATIONAL MOTORWAY NETWORK



JUST 2.9 MILES FROM HEATHROW CARGO CENTRE VIA THE SOUTHERN PERMIETER ROAD



OPPOSITE HATTON CROSS UNDERGROUND STATION (PICCADILLY LINE TO CENTRAL LONDON 45 MINUTES) AND HATTON CROSS BUS STATION



ESTABLISHED ESTATE WITH WELL-KNOWN OCCUPIERS INCLUDING AIRWORLD HANDLING, CRANE WORLDWIDE, FREIGHTMINDS AND UNILODE



24-HOUR ON-SITE SECURITY, ESTATE CCTV AND SEPARATE BARRIER ENTRY FOR GOODS LOADING AND CAR PARKING (ANPR)

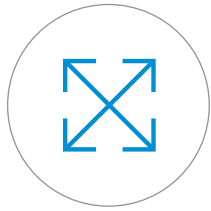




SPECIFICATION



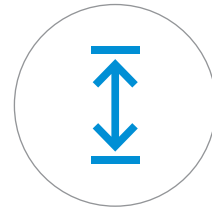
FULL LORRY
ACCESS VIA TWO
ONE-WAY RAMPS



YARD DEPTH
OF UP TO 22.65M



WAREHOUSE
WC AND SHOWER



6M
CLEAR HEIGHT



2 ROLLER SHUTTER
LOADING DOORS
PER UNIT



FIRST FLOOR
OFFICES



SUSTAINABILITY



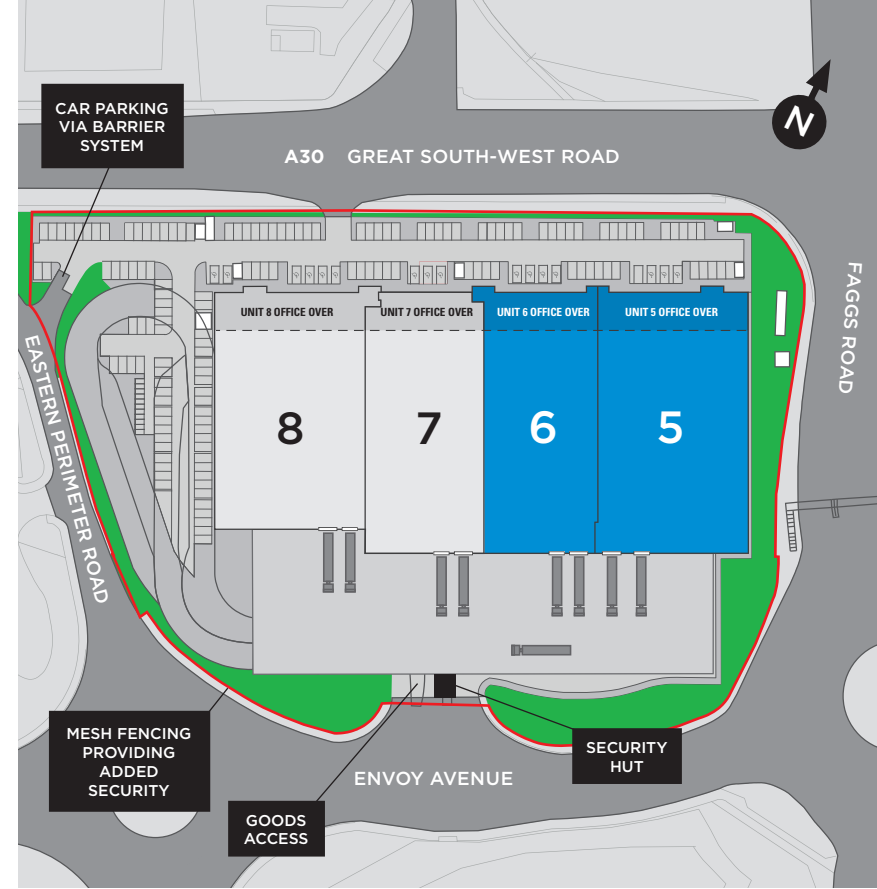
SOLAR PANELS ON ROOF

LED LIGHTING

COMFORT COOLING VIA GROUND HEAT PUMPS

EPC RATING AVAILABLE UPON REQUEST





ACCOMMODATION

UNIT 5	sq ft	sq m
WAREHOUSE	32,146	2,986.43
FIRST FLOOR OFFICES	4,485	416.66
TOTAL	36,631	3,403.09
CAR PARKING	27	

UNIT 6	sq ft	sq m
WAREHOUSE	24,387	2,265.64
FIRST FLOOR OFFICES	3,340	310.25
TOTAL	27,727	2,575.89
CAR PARKING	20	

UNITS 5 & 6 COMBINED	64,358	5,978.98
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Approximate gross external areas.



● Control Post
 U Underground
 B Bus

HX HX Heathrow Express

DISTANCES

Hatton Cross Station	200 yards
Heathrow Terminal 4	1.6 miles
Heathrow Cargo Centre	2.9 miles
M4 (Junction 3)	3 miles
Heathrow Terminals 1, 2 & 3	3.1 miles
M25 (Junction 15)	6.1 miles
M1 (Junction 1)	15 miles
Central London	15.7 miles

Source: Google maps



VIEWING & FURTHER INFORMATION

For more information or to arrange a viewing contact:

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