

Warehouse / Industrial Unit

Available by way of assignment/sublease



01895 813344
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11,738 SQ FT (1,090 SQ M)

TO LET

Unit 2, Heathrow International Trading Estate Heathrow, TW4 6HB

- Available by way of an assignment/sublease until December 2025 at an economical rent
- 6.1m clear internal height
- 1 loading door
- Ground floor offices
- Allocated parking
- 3-phase power
- 24/7 access and on-site security
- Prominent estate located 2 miles from the airport
- Easily accessed from the M4, A4, M25 and the M3
- Proximity to trade and logistics occupiers



Rent available upon application.

Contact us:

Isa Naeem

Associate Director | Industrial & Logistics
Mobile: 07889 432 972
Phone: 01895 457 726
Email: isa.naeem@colliers.com

Patrick Rosso

Director | Industrial & Logistics
Mobile: 07825 571 048
Phone: 01895 457 714
Email: Patrick.rosso@colliers.com

Stanley Gibson

Graduate Surveyor | Industrial & Logistics
Mobile: 07776 605 378
Phone: 01895 457 726
Email: Stanley.Gibson@colliers.com

Unit 2, Heathrow International, Trading Estate

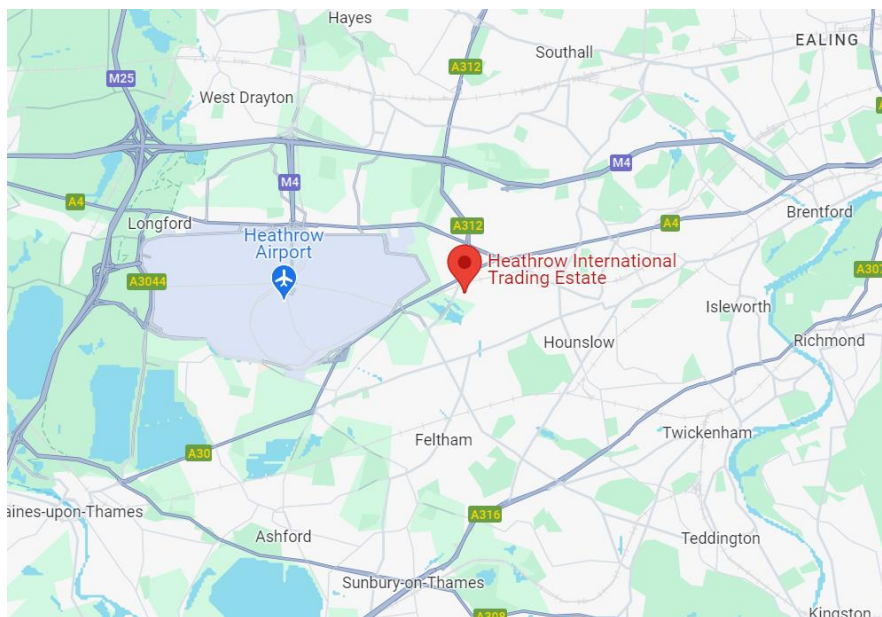
Description

Unit 2 Heathrow International Trading Estate is a steel portal frame warehouse, comprised of a large warehouse space with 6.1m clear height, fitted ground floor office space and WC facilities. The unit has a large loading bay to the rear with 1 loading door and separate, allocated parking spaces to the front of the unit.

The estate has on-site security as well as 24/7 access and provides a prime opportunity for logistics, trade and other industrial occupiers.

Location

The Heathrow Estate is prominently located within 2.4 miles of Heathrow airport in a prime industrial location. The estate is accessible and located within 2 miles of J3 of the M4, within 5.3 miles of the M25 and 15 miles from Central London.



VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of an **assignment or sublease until December 2025 at a passing rent of £13.75 psf** or alternatively a new FRI lease on terms to be agreed until December 2026. Further details available upon request.

EPC

B - 31

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Warehouse	10,434.32	969.37
Offices	1,303.84	121.13
TOTAL	11,738.16	1,090.5

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Disclaimer

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