

A1 PARKWAY HEATHROW TW5 9QA

**HIGH QUALITY HQ
INDUSTRIAL/WAREHOUSE
PREMISES WITH LARGE YARD**



FULLY REFURBISHED

33,966 SQ FT TO LET (3,155 SQ M)

**24/7 ON SITE SECURITY
IMMEDIATELY ADJACENT TO M4 (J3)**



HEATHROW AIRPORT

CARGO TERMINAL

TO FELTHAM & M3
A312
TO STAINES & M25 J13

A312 THE CAUSEWAY

A4
A30

TO CENTRAL LONDON

A4 BATH RD

A312 THE PARKWAY

CRANFORD LANE

- M4 J3 (3 MINS AWAY)
- M25 J15 (4.5 MILES)
- A40 (5 MILES)

TO SOUTHAL, EALING & GREENFORD

4 PARKWAY
HEATHROW TW5 9QA

UNIT A1 PARKWAY is strategically located in West London and ideal for companies who require easy access to Heathrow Airport, Central London and the major motorway network. Positioned just off junction 3 of the M4, the unit is close to the M25, A40, M40, M1 and the M3.

TO CENTRAL LONDON



M4

M4 J3

M25 J15

A40





- M4 J3** (3 MINS AWAY)
- M25 J15** (4.5 MILES)
- A40** VIA TARGET ROUNDABOUT (5 MILES)


A1 PARKWAY
HEATHROW TW5 9QA

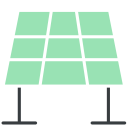
ECO, CARBON REDUCTION AND SUSTAINABILITY


Align your corporate and property values.


- 


Target EPC rating A
- 

External amenity space
- 

EV charging points
- 

PV solar panel roof system
- 

Cycle storage
- 

Energy efficient LED lighting
- 

Carbon neutral carpeting with 61% total recycled content

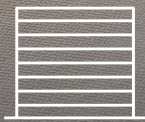
UNIT A1 PARKWAY has been comprehensively refurbished to provide high quality warehouse/ production space with first floor fitted offices on a well managed estate with a large yard, generous car parking and 24 hour on site security. The Parkway Estate is well located to serve Central London via M4 J3 (1 mile away) and A40 (5 miles away).

SPECIFICATION

WAREHOUSE



7.7m eaves height rising to 8.3m at the ridge



3 electric level loading doors (4m x 5.1m)



Column free space



Epoxy resin coated floor



Floor loading 37.5Kn/m²

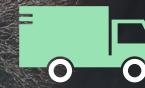


LED lighting



3 phase 300kVA power

EXTERNAL



Loading yard



49 car parking spaces



External amenity space



24 hour on site security

OFFICES



Reception area



Suspended ceilings with recessed LED lighting



Carpeting with underfloor trunking



Kitchen/staff welfare area



Double glazing



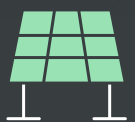
Separate WCs and shower facilities



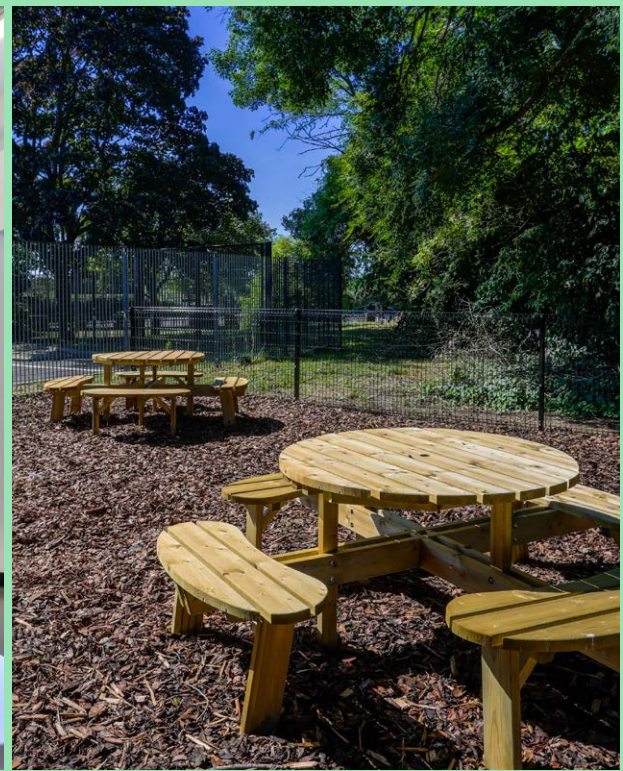
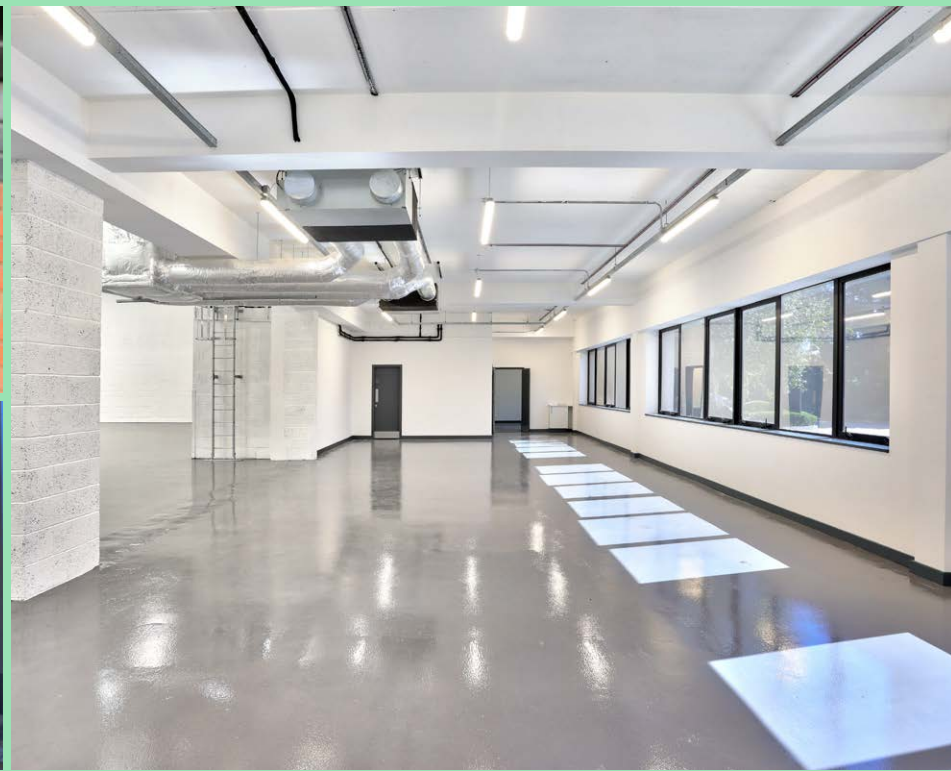
Office expansion capability

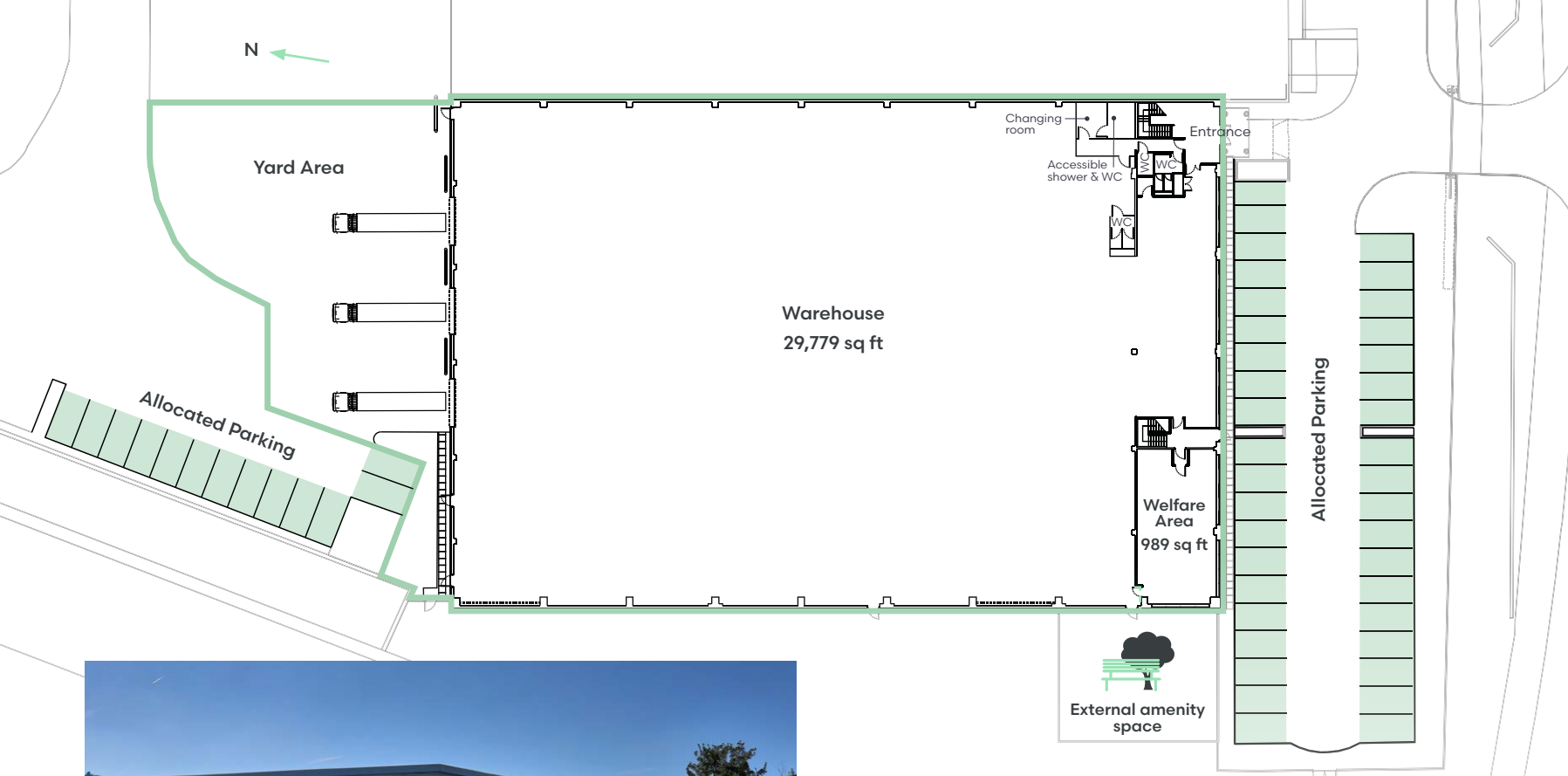


Air conditioned offices

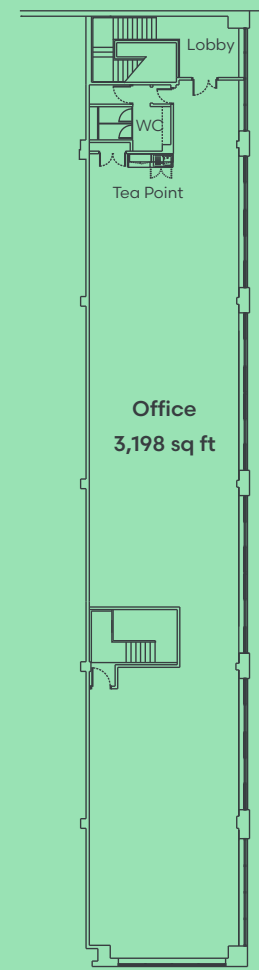


PV solar panel roof system





First floor



ACCOMMODATION

Comprising the following approximate Gross Internal (GIA) floor areas:

	SQ FT	SQ M
Ground floor warehouse	29,779	2,766.57
Ground floor staff welfare area	989	91.86
First floor offices	3,198	297.08
TOTAL (GIA approx)	33,966	3,155.51

TERMS

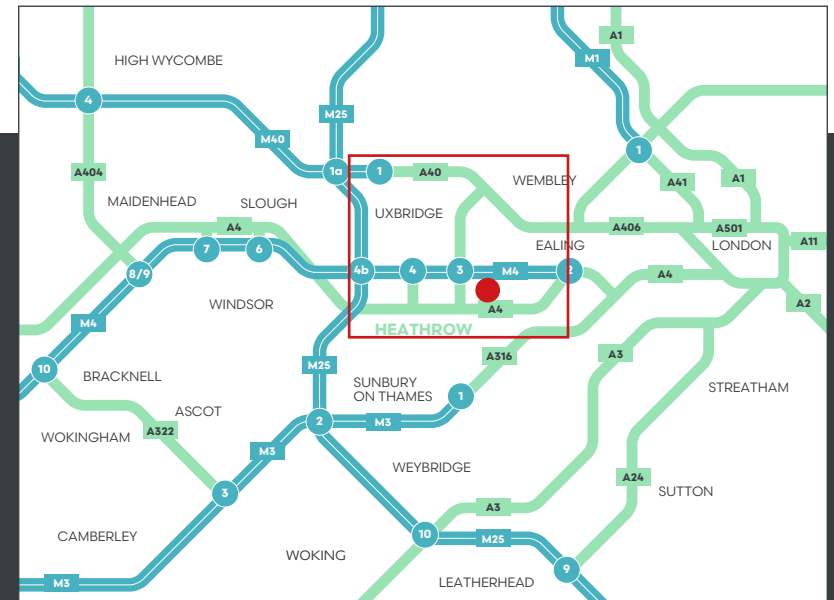
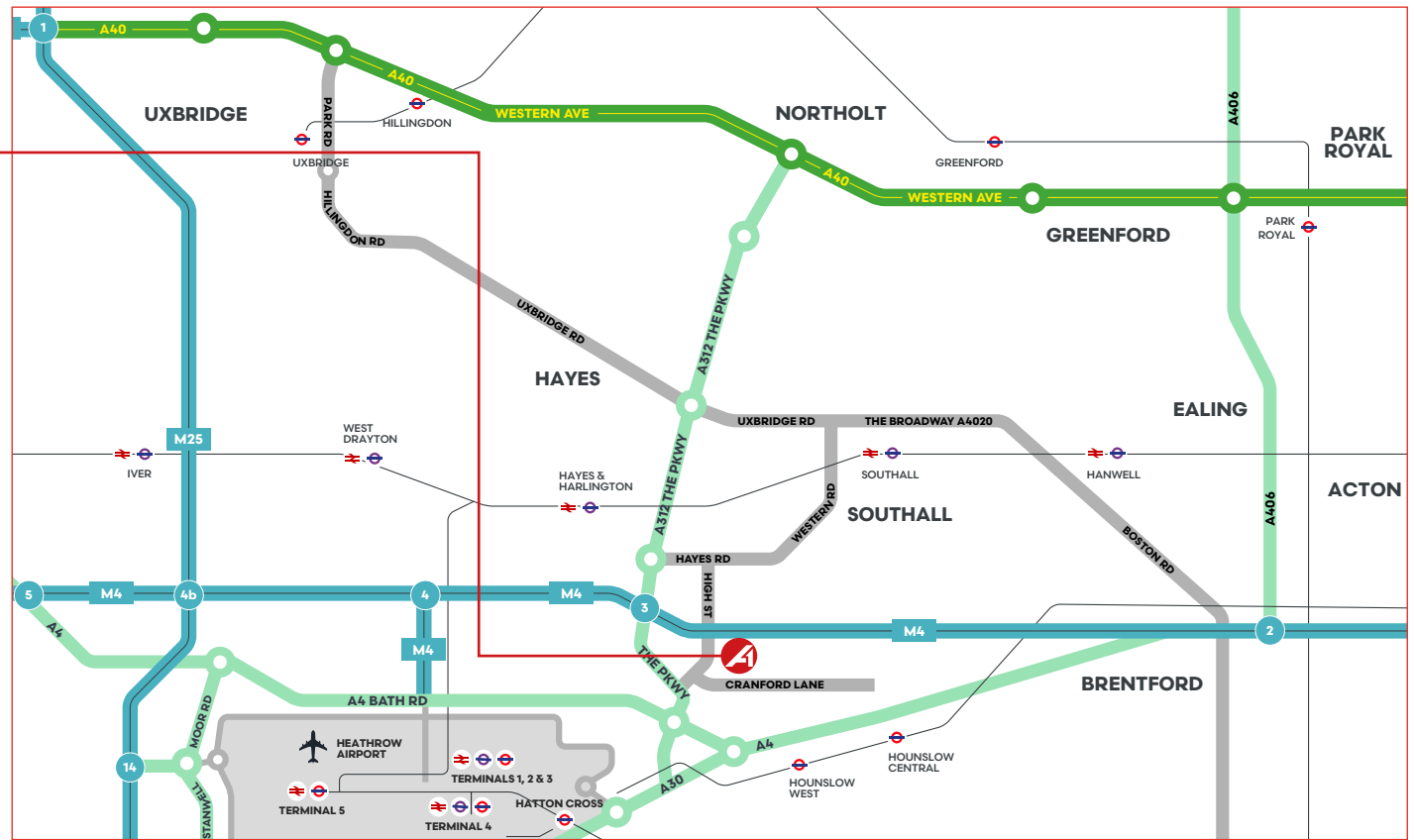
Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

Plans not to scale.
For indicative purposes only.

A1 PARKWAY HEATHROW TW5 9QA

TRAVEL DISTANCES/TIMES

	Miles	Mins
M4 J3	0.9	3
Heathrow Airport	2.2	7
Elizabeth Line (Hayes & Harlington)	2.6	10
Heathrow Airport T2/3 Underground Station	3.2	11
Heathrow Cargo Terminal	4.1	15
M25 J15	4.5	9
A40	5.3	11
M3 J1	5.6	16
A406 North Circular Road	6.8	12
M40 J1	9.6	16
Park Royal	11.2	24
Hounslow West Underground	13	5
M1 J1	13.2	26
Central London	14.5	42



VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.

COGENT
REAL ESTATE
0203 369 4000
COGENTRE.CO.UK

David Peck
07976 423611
dp@cogentre.co.uk

JLL
020 8759 4141
jll.co.uk/property

Tom Lowther
07730 091550
tom.lowther@jll.com

Sarah Downes
07856 003033
sarah.downes@jll.com

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. September 2023.