

Warehouse / Industrial Unit

Available by way of assignment/sublease



01895 813344

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23,605 SQ FT (2,192 SQ M)

TO LET

Unit 7, The Heathrow Estate

Heathrow, TW4 6NF

- Available by way of an assignment/sublease until Dec 2024
- 6.7m eaves
- 1 loading door
- Ground and first floor offices
- 10 allocated parking spaces
- 3-phase power
- 24/7 access and on-site security
- EPC available upon request
- The Heathrow Estate is a prominent estate located 1 mile from the airport
- Easily accessed from the M4, A4, M25 and the M3
- Proximity to trade and logistics occupiers

Rent available upon application.



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Unit 7, The Heathrow Estate

Description

Unit 7 Heathrow Estate is a brick-built warehouse within a mile of the airport. The unit is comprised of a large warehouse space with ground and first floor office space as well as WC facilities, 1 loading door and 10 allocated parking spaces

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

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Warehouse	21,018	1,952
Ground Floor Offices	1,276	118.5
First Floor Offices	1,311	121.5
TOTAL	23,605	2,192

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

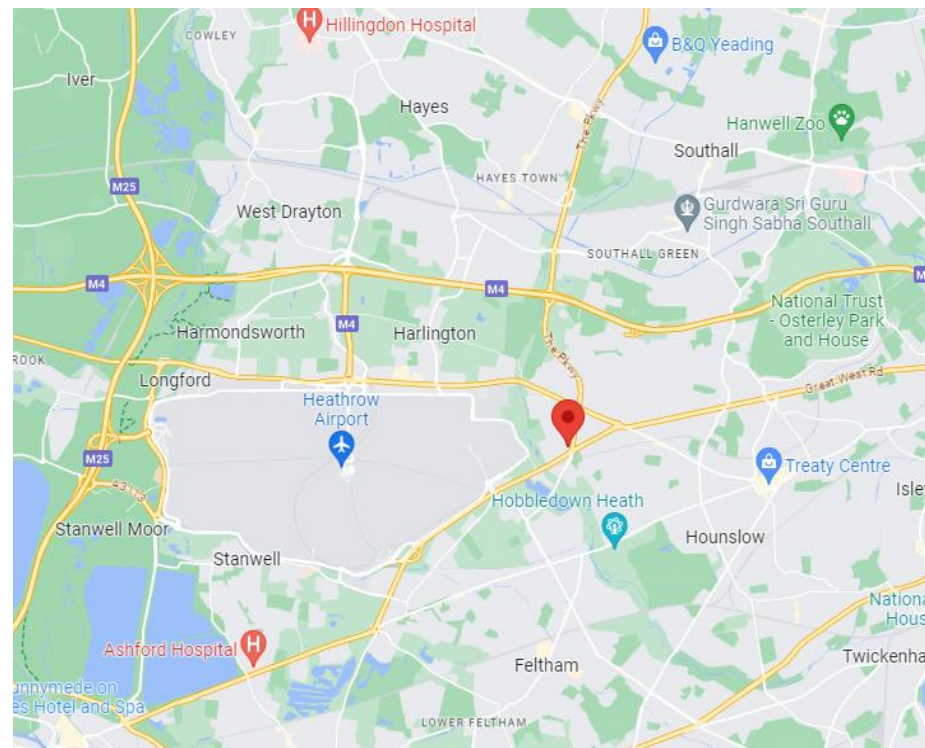
Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of an assignment or sublease until December 2024 at a passing rent of £15.50 psf or alternatively a new FRI lease on terms to be agreed until December 2026. Further details available upon request.

Location

The Heathrow Estate is prominently located within a mile of Heathrow airport in a prime industrial location. The estate is accessible and located within 1.5 miles of J3 of the M4, within 5 miles of the M25 and 15 miles from Central London.



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.

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