

**TO LET**

**PLOT 2 LINK PARK  
HEATHROW,  
THORNEY MILL  
ROAD,  
HEATHROW  
UB7 7EZ**

**92,283** sq ft  
**8,573.37** sq m

- Class 1 (85) Open Storage
- Concrete surface
- Three sided covered storage building
- 6.5m eaves rising to 16.3m
- Secure and fenced with palisade
- Three phase power
- Mains drainage and water
- Close proximity to M4, M40 and M25

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

[knightfrank.co.uk/commercial](http://knightfrank.co.uk/commercial)



**Carter Jonas**



## LOCATION

The subject property is located at Link Park Heathrow, a large open storage site situated on Thorney Mill Road in West Drayton.

The site is superbly located with excellent road connections to the M4 Junction 5 (3.6 miles), M40 Junction 1 (5.5 miles) and the M25 Junction 16 (8 miles).

Heathrow Airport is approximately 4.6 miles to the south with the Cargo Terminal being circa 7.6 miles.

West Drayton and Iver train stations provide railway access into London via Great Western Railway and the Elizabeth Line, to Reading and also to Bristol.

## DESCRIPTION

TO LET - Class 1 Open storage plot at Link Park Heathrow comprising 92,283 sq. ft. of concrete surface, half of which is covered.

The three-sided building has 6.5m eaves rising to 16.3m.

The plot benefits from full services, including three phase power, water and drainage.

It is fully fenced with palisade fencing and security gates to the front. There is also on-site security.

## ACCOMMODATION

Name	Size*
<b>Total</b>	<b>92,283 sq ft (8,573.37 sq m)</b>

\*A small area of the plot is not within the Landlord's ownership.

## TERMS

A new lease is available direct from the Landlord on terms to be agreed.

## RENT

Price on Application.

## EPC

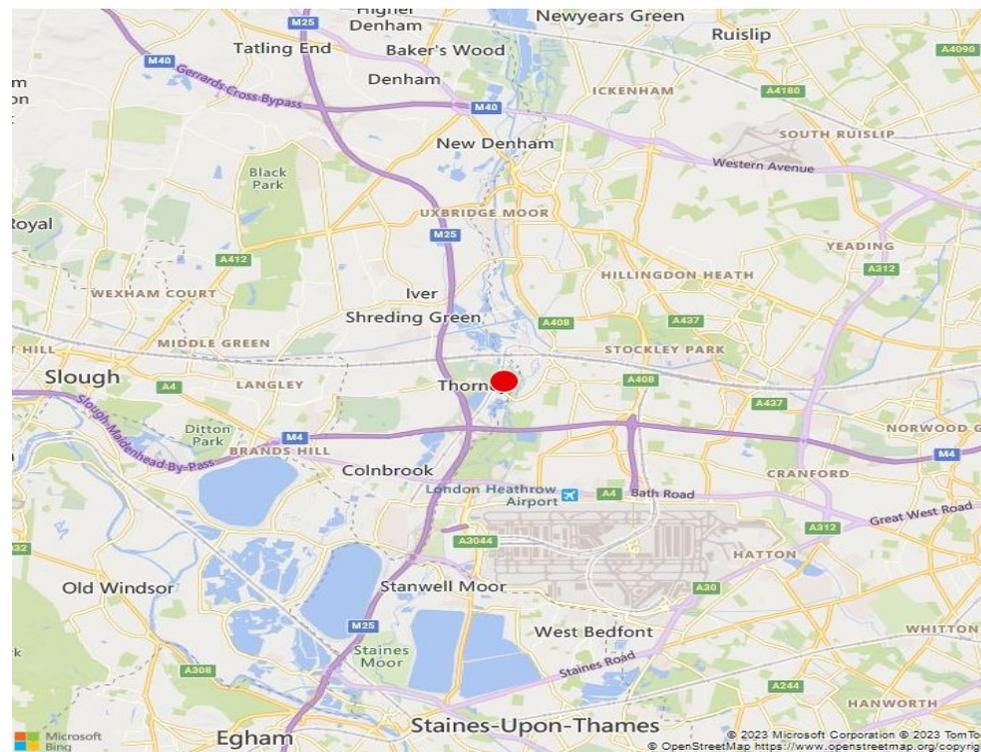
EPC not required.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

Archie Dupree  
020 7518 3306 / 07393 259 922  
archie.dupree@carterjonas.co.uk

Gus Haslam  
020 7861 5299 / 07885 596 877  
gus.haslam@knightfrank.com

Shaun Rogerson  
020 8176 9673 / 07970 304 392  
shaun.rogerson@knightfrank.com

Andrew Smith  
020 7518 3242 / 07919 326 085  
andrew.smith@carterjonas.co.uk

Elliot Evans  
020 3995 0760 / 07870 802 628  
elliott.evans@knightfrank.com

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas and any joint agents have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas and any joint agents have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. October 2023





## CONTACT

Archie Dupree  
020 7518 3306 / 07393 259 922  
archie.dupree@carterjonas.co.uk

Andrew Smith  
020 7518 3242 / 07919 326 085  
andrew.smith@carterjonas.co.uk

Gus Haslam  
020 7861 5299 / 07885 596 877  
gus.haslam@knightfrank.com

Shaun Rogerson  
020 8176 9673 / 07970 304 392  
shaun.rogerson@knightfrank.com

Elliot Evans  
020 3995 0760 / 07870 802 628  
elliott.evans@knightfrank.com

