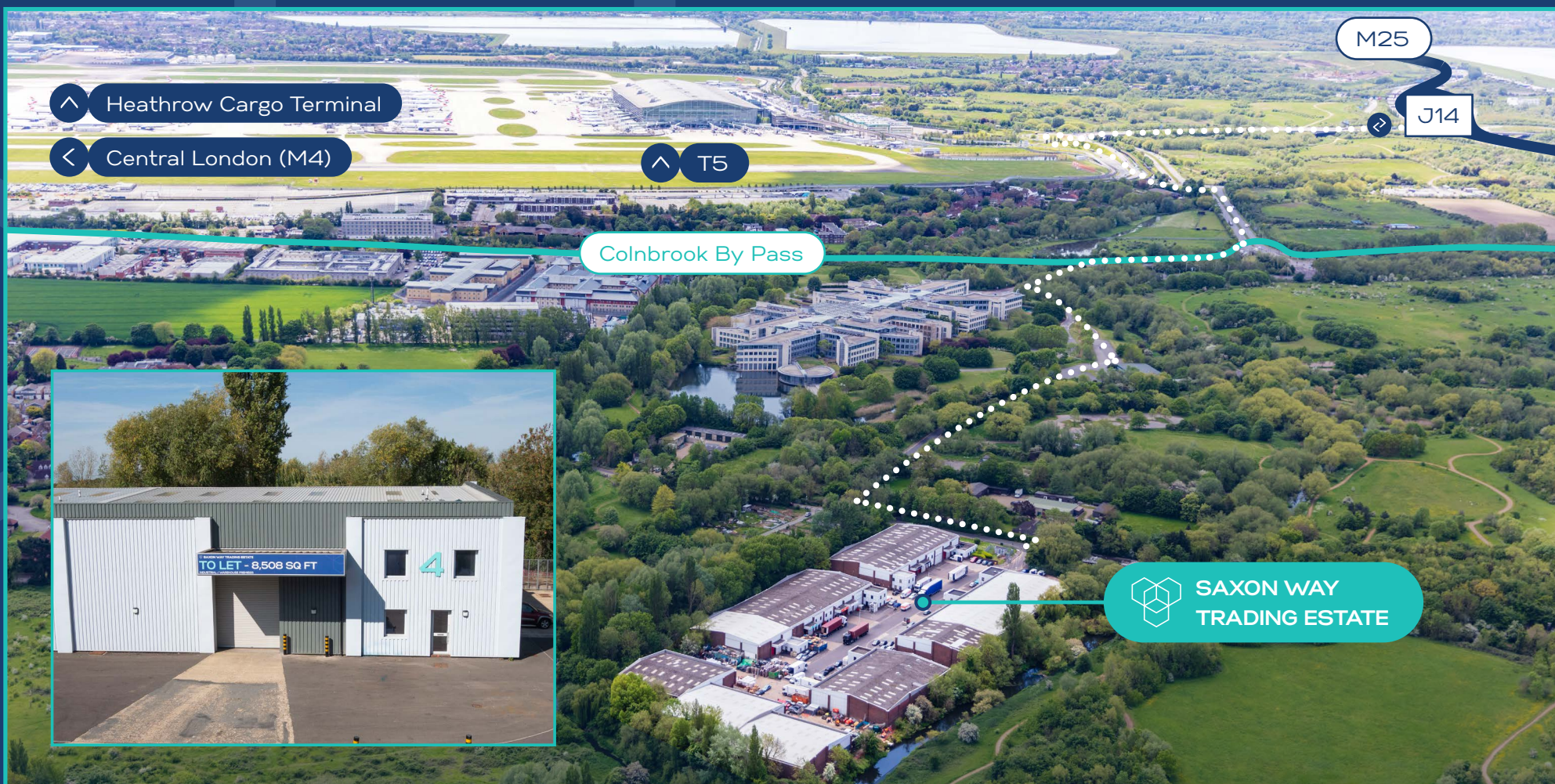




SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS
FROM 5,793 – 25,742 SQ FT | AVAILABLE NOW



Saxon Way
Trading Estate

Heathrow
UB7 OLW
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SAXON WAY
TRADING ESTATE



DESCRIPTION

Saxon Way Trading Estate consists of 16 warehouse / industrial units with 24 / 7 access, overnight manned security and the ability to combine units.

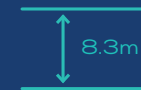
Each unit benefits from an open plan warehouse of steel portal frame construction, an electric roller shutter door, 6.9m clear internal height rising to 8.3m, demised loading area with allocated & ample communal parking to the front or side and first floor accommodation.

Unit 7 also benefits from a generously sized, secure yard area, ideal for loading, unloading, external storage, or dedicated parking, providing additional operational flexibility for occupiers.

As part of all refurbishments, units will benefit from new metal clad elevations, windows and fully electric roller shutter doors. New LED lighting will also be installed throughout. Full specification is available on request.



SPECIFICATION



6.9m Clear Internal
Height Rising To 8.3m



Established
Heathrow Estate



Overnight Manned
Security



New LED
Warehouse Lighting



Target EPC
Rating 'B'



New Electric Roller
Shutter Doors



24/7
Access



Ability To
Combine Units



Allocated & ample
communal parking



ACCOMMODATION

The units are measured to a Gross External Area as follows:

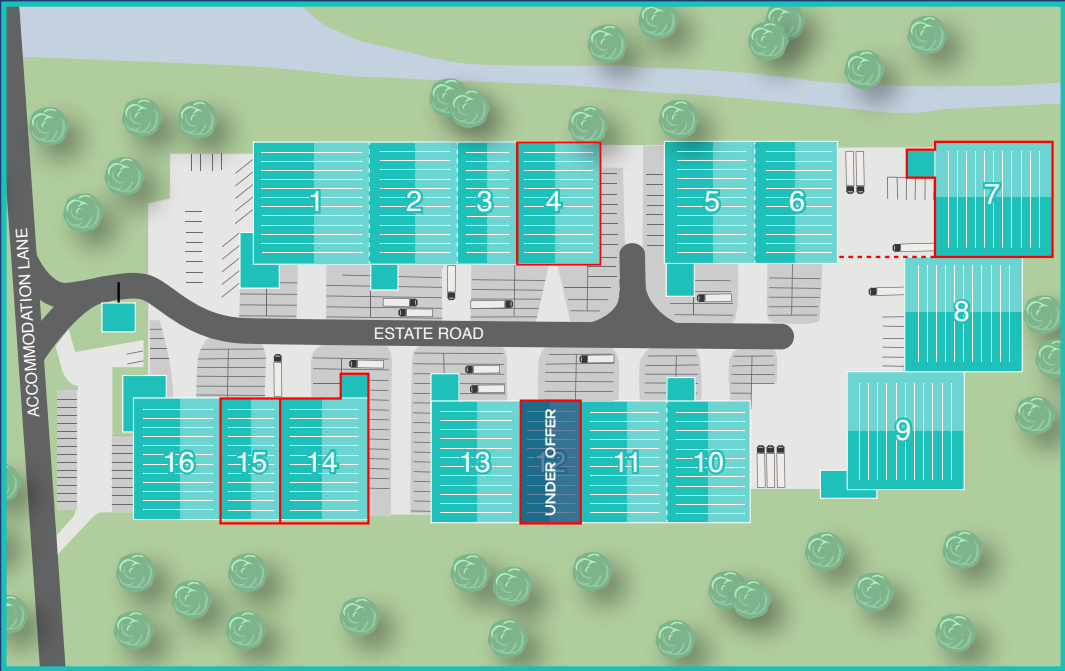
Unit 4 - AVAILABLE	sq ft	sq m
Warehouse	7,764	721
First Floor Office	744	69
Total	8,508	790

Unit 7 - Q1 2026	sq ft	sq m
Warehouse	10,267	953.8
Ground Floor Office	616	57.2
First Floor Office	1,462	135.8
Total	12,345	1,146.8

Unit 12	sq ft	sq m
Warehouse	4,986	463
Ground Floor Office	13	13
First Floor Office	442	41
Total	5,563	517

UNDER OFFER

Unit 14 - Q4 2025	sq ft	sq m
Warehouse	7,678	713
Ground Floor Office	618	57
First Floor Office	602	56
Total	8,898	827



Unit 15 - Q4 2025	sq ft	sq m
Warehouse	4,945	459
Ground Floor Office	167	16
First Floor Office	681	63
Total	5,793	538

Combined Total 14 & 15	14,691	1,365
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Units could be combined to create a total of 25,742 sq ft.



LOCATION

Saxon Way is located in Harmondsworth off the Bath Road (via Accommodation Lane), an established warehouse, distribution and industrial area to the North West of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junctions 4B and 5 of the M4, while Heathrow's Cargo Terminal is within a 10 minute drive.

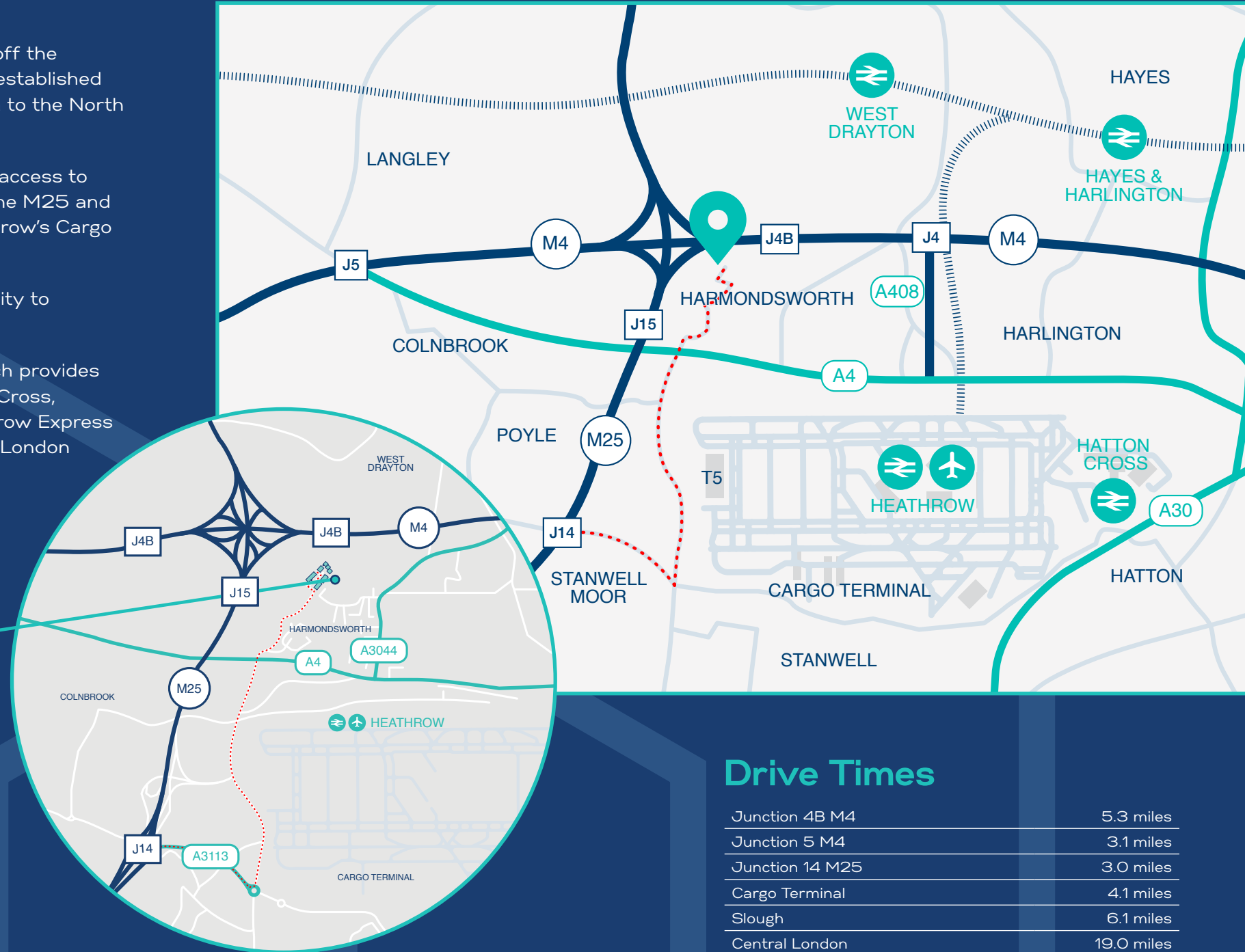
The estate also benefits from close proximity to public transport:

London Underground (Piccadilly Line) which provides services into Central London from Hatton Cross, Terminal 4 and Terminal 5, and The Heathrow Express provides train services from Terminal 5 to London Paddington with a typical journey time of just 15 minutes.

Find on Google UB7 OLW
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Located
approximately
3 miles North
of Heathrow

Source: Google Maps



Drive Times

Junction 4B M4	5.3 miles
Junction 5 M4	3.1 miles
Junction 14 M25	3.0 miles
Cargo Terminal	4.1 miles
Slough	6.1 miles
Central London	19.0 miles

SAXON WAY

LEASE TERMS

Each unit is available on a new fully repairing and insuring lease on terms to be agreed.

VAT

All prices quoted are exclusive of VAT.

EPC

Available on request.

SERVICE CHARGE

The estate runs a service charge which is available on request.

LEGAL COSTS

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

BUSINESS RATES

	Rateable Value	Rates Payable
Unit 4	£77,000	£42,042
Unit 7	£123,000	£68,265
Unit 14/15	£135,000	£73,710

Interested parties are advised to make their own enquiries with Local Authority.

GET IN TOUCH

DTRE

Maddie Moriarty

maddie.moriarty@dtre.com

07545 582 097

Jake Huntley

jake.huntley@dtre.com

07765 154 211

logix PROPERTY

John Pocock

john.pocock@logixproperty.com

07766 072 273

Ben Rowe

ben.rowe@logixproperty.com

07841 460 300

TELSAR

Bal Panesar

bp@telsar.com

07956 212 020

Jack Pay

jp@telsar.com

07411 576 313



SAXON WAY TRADING ESTATE

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