



SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS
FROM 5,793 – 17,428 SQ FT | AVAILABLE NOW

Saxon Way
Trading Estate

Heathrow
UB7 OLW
///Even.Length.Nail





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.

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.

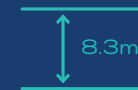


Unit 15



Units 14, 15, & 16

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

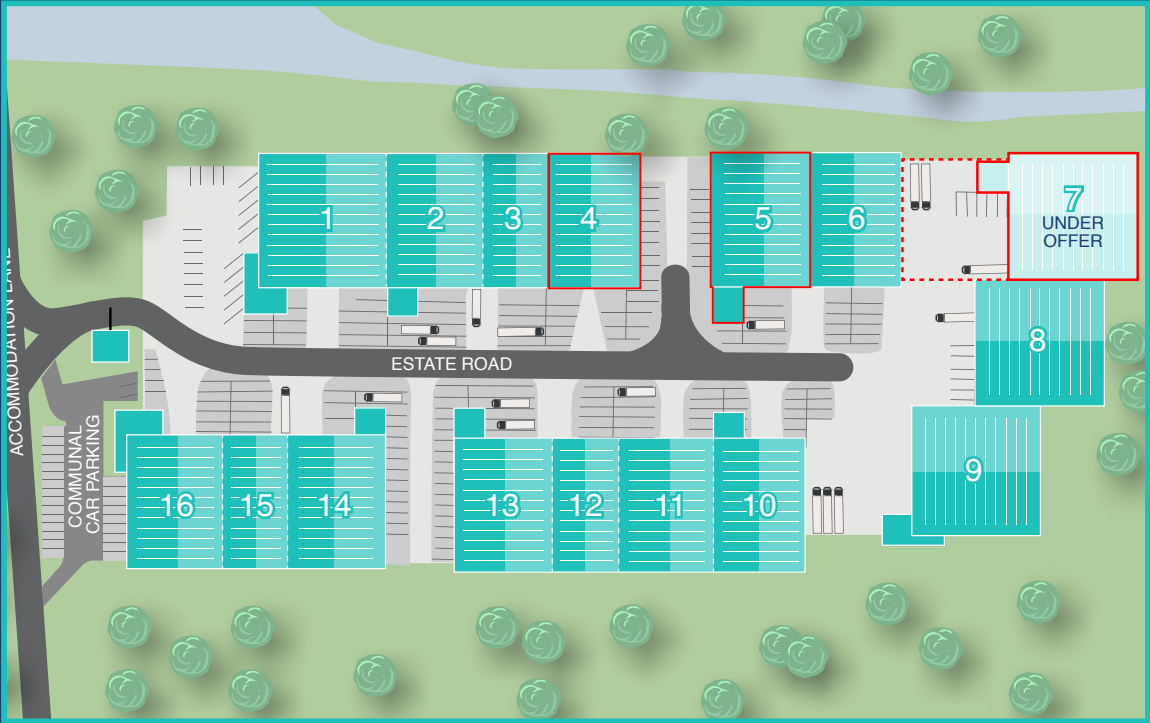


ACCOMMODATION

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 5 - AVAILABLE Q4 2026	sq ft	sq m
Warehouse	7,675	713
Ground Floor Office	626	58
First Floor Office	619	58
Total	8,920	829
Combined Total 4 & 5	17,428	1,619

Unit 7 - UNDER OFFER	sq ft	sq m
Warehouse	10,267	954
Ground Floor Office	616	57
First Floor Office	1,462	136
Total	12,345	1,147

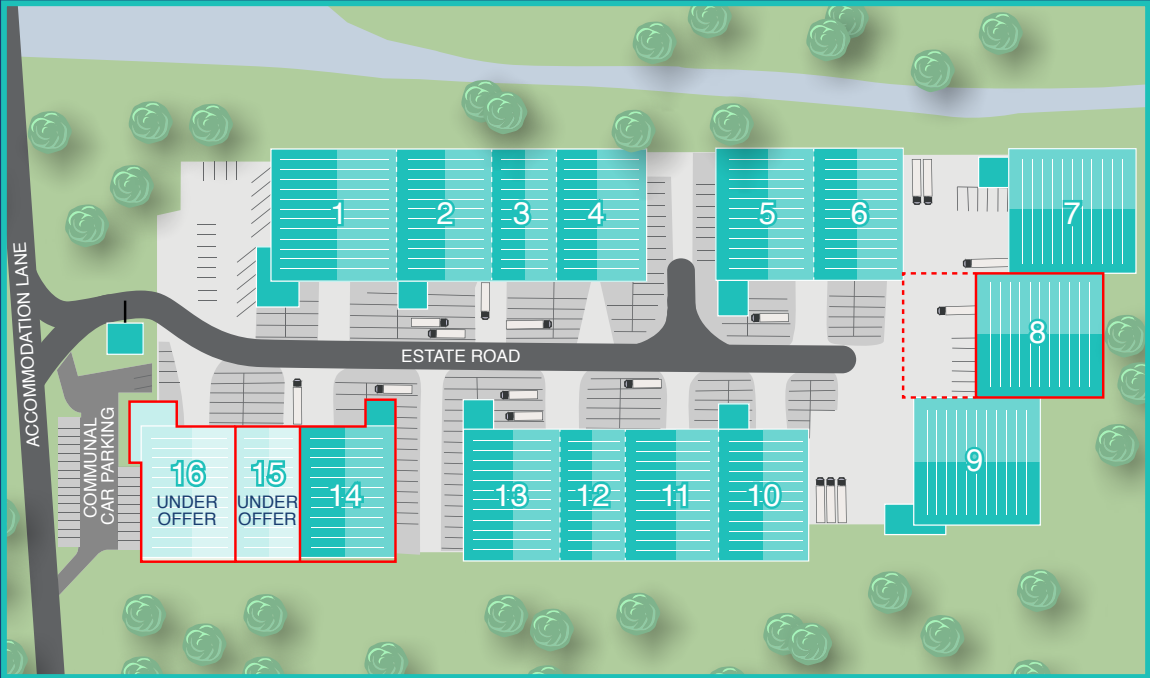




ACCOMMODATION

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

Unit 8 - AVAILABLE Q1 2027	sq ft	sq m
Warehouse	10,823	1,005
Office	634	59
Total	11,457	1,064
Unit 14 - AVAILABLE	sq ft	sq m
Warehouse	7,678	713
Ground Floor Office	618	57
First Floor Office	602	56
Total	8,898	826
Unit 15 - UNDER OFFER	sq ft	sq m
Warehouse	5,112	475
First Floor Office	681	63
Total	5,793	538
Unit 16 - UNDER OFFER	sq ft	sq m
Warehouse	7,643	710
Ground Floor Office	1,263	117
First Floor Office	2,145	199
Total	11,051	1,026





GALLERY



Unit 15



Unit 14



Unit 16



Unit 16



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.

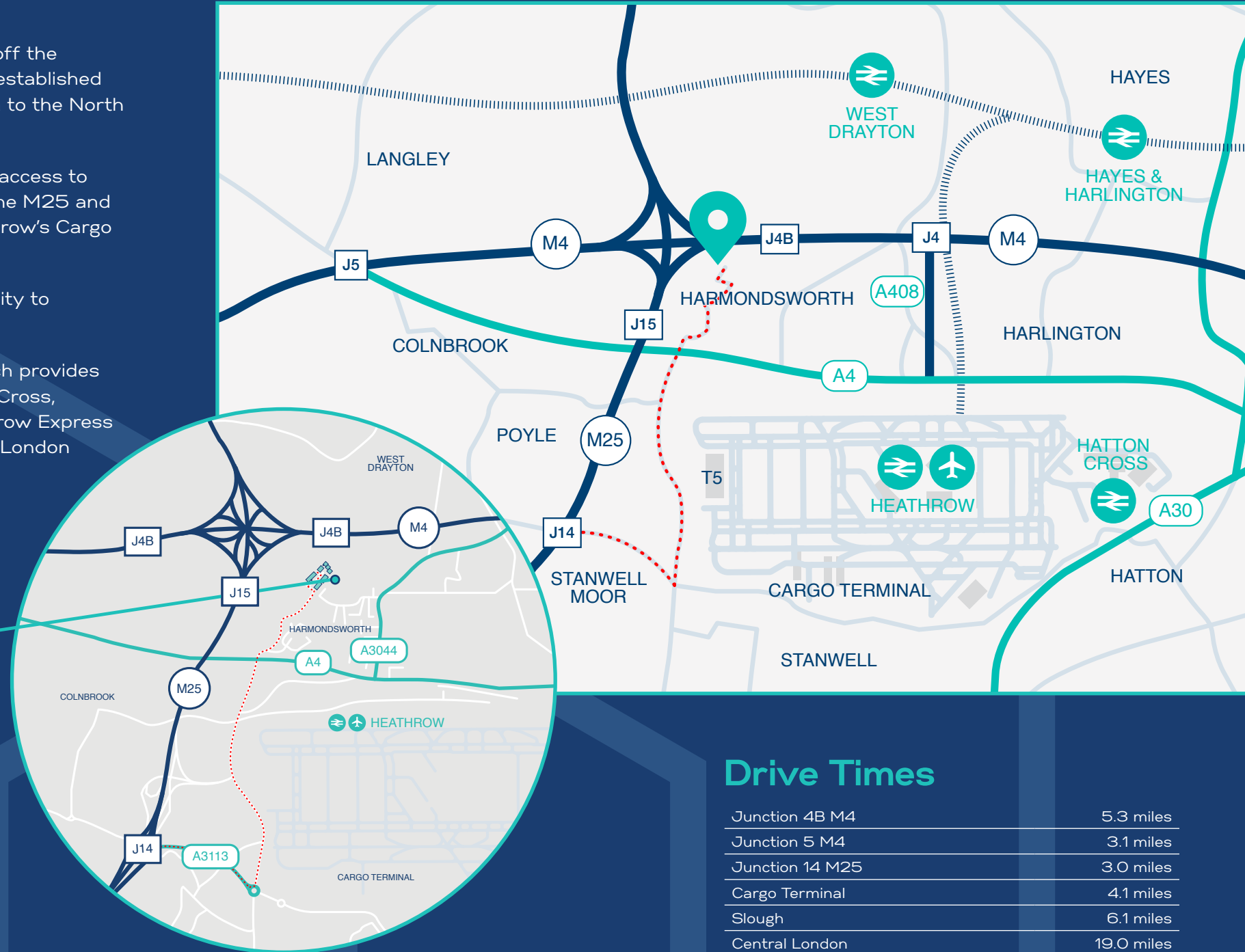
The estate also benefits from close proximity to public transport:

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
Unit 4	£99,000
Unit 5	£107,488
Unit 7	£158,000
Unit 14	£105,000
Unit 15	£68,000
Unit 16	£146,000

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

GET IN TOUCH

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SAXON WAY TRADING ESTATE

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