

UNIT TO LET

13,843 ft² (1,286 m²)



PRIME NORTH OF THE
AIRPORT LOCATION



A4, M4 & M25 IN
CLOSE PROXIMITY



TO BE
REFURBISHED



ROADSIDE
FRONTAGE TO A4



www.ipif.com/skyport

MODERN WAREHOUSE UNIT WITH SECURE YARD

UNIT 6, SKYPORT TRADE PARK

HEATHROW, SKYPORT DRIVE, HARMONDSWORTH, UB7 0LB

IPIF

ACCOMMODATION

Available accommodation comprises the following gross external areas:

UNIT 6	FT ²	M ²
GF Warehouse / Ancillary	12,763	1,186
FF Office Areas	1,080	100
TOTAL	13,843	1,286

SPECIFICATION & FEATURES

- To be newly refurbished-works to include:
 - New roof
 - New windows
 - New LED warehouse lighting
- Mid terrace modern industrial / warehouse unit
- Roadside frontage to the busy A4
- Eaves height: 5.6m to 6.9m
- 1 x electric loading door 5.98 m (W) x 5.44 m (H) approx
- 3 phase electricity
- Kitchenette and WC facilities
- First floor purpose built offices
- Secure fenced / gated yard
- Car parking: 12 allocated spaces
- Unrestricted 24/7 access and use
- Target EPC A post-refurbishment

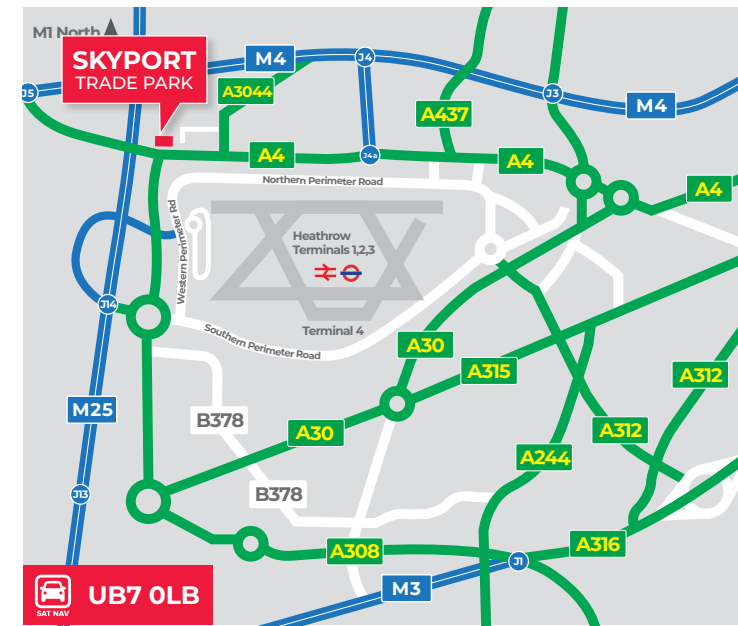
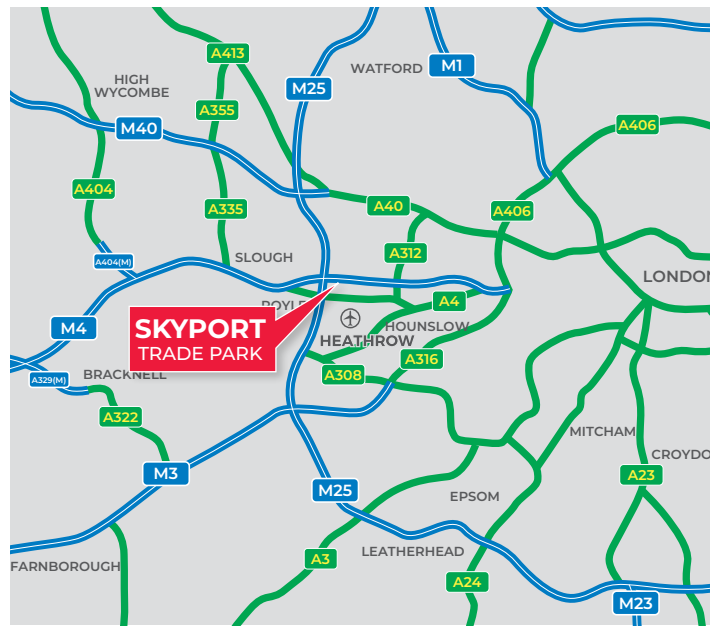


LOCATION

Situated immediately to the north of Heathrow Airport, Skyport Trade Park is an established warehouse / trade counter estate with roadside frontage to the busy A4, overlooking Heathrow Airport's Northern Runway. Skyport Trading Estate's superb location offers quick access to the Cargo Terminal, ALL Airport Terminals and by road to the M4 (via the A408), Junction 4 and 5 of the M4 and junction 14 of the M25.

The U3 Bus stopping on Skyport Drive takes 14 minutes to get to Heathrow Terminals 2 & 3 Station for Elizabeth Line & Piccadilly Line train and tube services.

Amenities in close proximity include McDonalds Drive Thru, Shell Petrol Station and The Premier Inn Hotel on the A4. Local amenities can also be found nearby in Harmondsworth Village.



DRIVE-TIMES*	Distance	Approx. Time
A4 (Bath Road)	0.3 miles	2 mins
M4 (jct.4)	1.9 miles	6 mins
Heathrow Airport (Terminals 1, 2 & 3)	2.9 miles	10 mins
M25 (jct.15)	3.8 miles	8 mins
M3 (jct.2)	8.6 miles	14 mins
M40 (jct.1A)	9.2 miles	18 mins
Central London	17.1 miles	57 mins



*Drive time approximate. Sourced by Google Maps

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord

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