



SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS
FROM 5,563 – 14,691 SQ FT | AVAILABLE NOW



Saxon Way
Trading Estate
Heathrow
UB7 OLW



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, 6.9 clear internal height, demised loading area with 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.



AVAILABILITY

Unit 3	UNDER OFFER
Unit 4	AVAILABLE
Unit 12	Q2 2025
Unit 13	UNDER OFFER
Unit 14	Q2 2025
Unit 15	Q2 2025

SPECIFICATION



6.9m Clear Internal Height



Established Heathrow Warehouse 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 Parking For Each Unit



ACCOMMODATION

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

Unit 3	sq ft	sq m
Warehouse	5,115	475
First Floor Office	620	58
Total	5,735	533

UNDER OFFER

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

Unit 12	sq ft	sq m
Warehouse	4,986	463
Ground Floor Office	135	13
First Floor Office	442	41
Total	5,563	517

Unit 13	sq ft	sq m
Warehouse	7,682	714
Ground Floor Office	167	16
First Floor Office	605	56
Total	8,908	828

UNDER OFFER



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

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

Combined Total	14,691	1,365
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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.

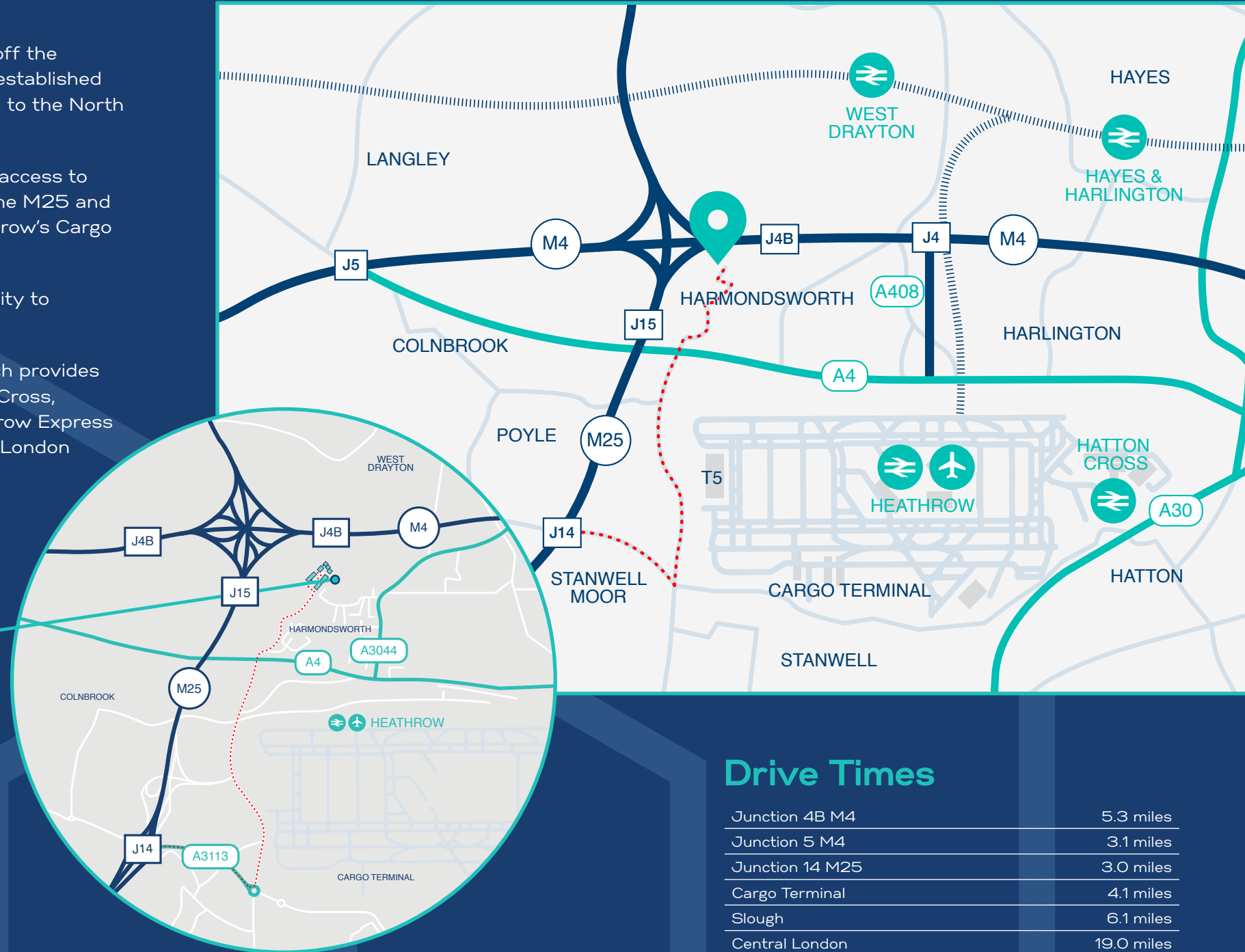
The estate also benefits from close proximity to public transport:

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
///Even.Length.Nail

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 3	UNDER OFFER	
Unit 4	£77,000	£42,042
Unit 12	£55,000	£30,030
Unit 13	UNDER OFFER	
Unit 14/15	£135,000	£73,710

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

GET IN TOUCH

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Unit 13



SAXON WAY TRADING ESTATE

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