

TO LET

EPC A

Newly Refurbished

1.7 miles from Heathrow's Cargo Terminal

Unit 2

Westgate Estate

15,273 sq ft (1,418.9 sq m) **Detached Warehouse with Yard**

Staines Road, **Heathrow TW14 8RS**

Unit2
Westgate Estate





Location

Unit2 Westgate Estate is located in a prominent position on the A30 Staines Road, close to the Clockhouse roundabout and immediately to the South of the Airport. The Cargo Terminal and Southern Perimeter Road are within close proximity. The A30 provides direct access to Heathrow Airport which is within 1 mile and junction 13 of the M25 being 4 miles to the West, offering easy access to the national motorway network.

Terminal 4 and Hatton Cross underground stations are in close proximity giving access to central London via the Elizabeth and Piccadilly lines. Ashford mainline railway station is 1.5 miles away providing direct trains into London Waterloo within 40 minutes.

The local town centres of Staines, Ashford and Feltham are all within easy reach of the property, providing a wealth of amenities for staff.

Unit 2
Westgate Estate

Description

The unit is of steel portal frame construction with profile cladding and blockwork elevations benefits from two electric loading doors, 7m eaves rising to 9.17m at the apex and two story, air-conditioned office accommodation. The property is located within a secure estate, with 18 allocated parking spaces and a large dedicated side yard.

Unit 2 has undergone a significant refurbishment including two new electric loading doors, LED lighting throughout, Solar Photovoltaic (PV) panels and EV car charging points. A full specification of works is available on request.

15,273 sq ft (1,418.9 sq m)



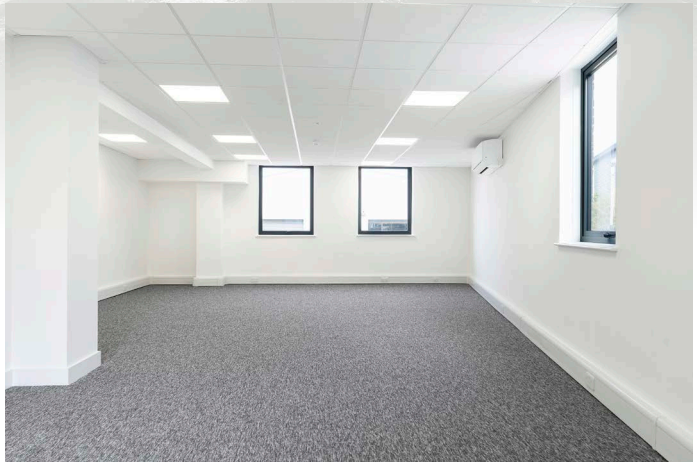
Specification

- Detached unit with twin pitched roof
- Eaves height: 7m
  Apex height: 9.2m
- Two electric loading doors
  4.56m(w) x 4.96m(h)
- Dedicated large side yard
- 18 allocated parking spaces (separate to side yard)
- EV charging points
- Air-conditioned ground and first floor offices
- Kitchenette & WCs
- Secure gated estate
- Solar PV roof panels
- Prominently located on A30 Staines Road
- 24/7 access & use

Accommodation

Comprising the following gross external (GEA) areas:

	sq ft	sq m
Warehouse	14,225	1,321.5
Ground Floor Office / Ancillary	524	48.7
First Floor Offices	524	48.7
TOTAL	**15,273**	**1,418.9**





Unit 2
Westgate Estate
TW14 8RS





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Viewing & Further Information

Strictly by appointment via the sole joint agents:

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Travel Distances

Heathrow Cargo Terminal	1.7 miles
A4 Great West Road	3.4 miles
M25 (J13)	3.6 miles
M4 (J3)	4.4 miles
M3 (J2)	6.5 miles
Central London	16.9 miles

Source: Google maps

Terms

Available by way of a new Full Reparing and Insuring Lease on terms to be agreed.

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, Logix Property and Cogent RE undertake ID checks for all successful tenants where legislation requires us to do so.

Rates

All interested parties are advised to make their own enquiries.

EPC

EPC Rating: **A**

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