



HATTON CROSS
UNDERGROUND
& BUS STATION

Hilton
Garden Inn

TERMINALS 1, 2 & 3

UNIT 7 LET TO DO & CO
UNIT 14 LET TO PFP CONTRACTING

HEATHROW
AIRPORT

ENVOY ROAD

EARHART ROAD

A30 GREAT SOUTH WEST ROAD

SILVER JUBILEE WAY

A312 THE PARKWAY

HSS Hire

SCREWFIX

THE
HEATHROW
ESTATE

UNIT 13

UNIT
13
THE
HEATHROW
ESTATE

MODERN WAREHOUSE / INDUSTRIAL UNIT **TO LET**
20,130 sq ft (1,870 sq m)

Silver Jubilee Way, Hounslow TW4 6NF

THE HEATHROW ESTATE is in a prominent, highly visible location from the A30 just 1 mile from Heathrow Airport, enjoying superb M4 motorway and transport links and access to the West London urban population.

UNIT 13 is a steel portal frame, brick-built warehouse. It comprises a large warehouse with ground and first floor office space as well as WC facilities, 1 loading door and 17 allocated parking spaces.

The estate has on-site security as well as 24/7 access. The estate provides a prime opportunity for logistics, trade and other industrial occupiers with occupiers including Screwfix and HSS.

AVAILABILITY

UNIT 13

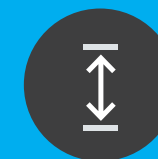
	SQ FT	SQ M
Warehouse	17,568	1,632
Ground floor offices	1,281	119
First floor offices	1,281	119
TOTAL	20,130	1,870

Car parking 17 spaces

Approximate gross external areas.



PROMINENT ESTATE 1 MILE
FROM HEATHROW AIRPORT



6M EAVES



ELECTRIC 7M WIDE
LOADING DOOR



24/7 ACCESS AND
ON-SITE SECURITY



SUPERB M4 MOTORWAY
AND TRANSPORT LINKS



PROXIMITY TO TRADE
AND LOGISTICS OCCUPIERS

Typical warehouse interior

THE HEATHROW ESTATE

TW4 6NF

LOCATION

The Heathrow Estate is located on Silver Jubilee Way at the Interchange of the A312 (The Parkway) and the A30 (Great South West Road). An established Heathrow industrial location that is 4 miles to the Cargo Terminal, 1.5 miles to M4 Junction 3, 1 mile to Hatton Cross Underground Station and 14 miles to Central London.



Typical office interior



GROUND AND FIRST
FLOOR OFFICES



MOTION LED
WAREHOUSE
LIGHTING



3 PHASE
POWER



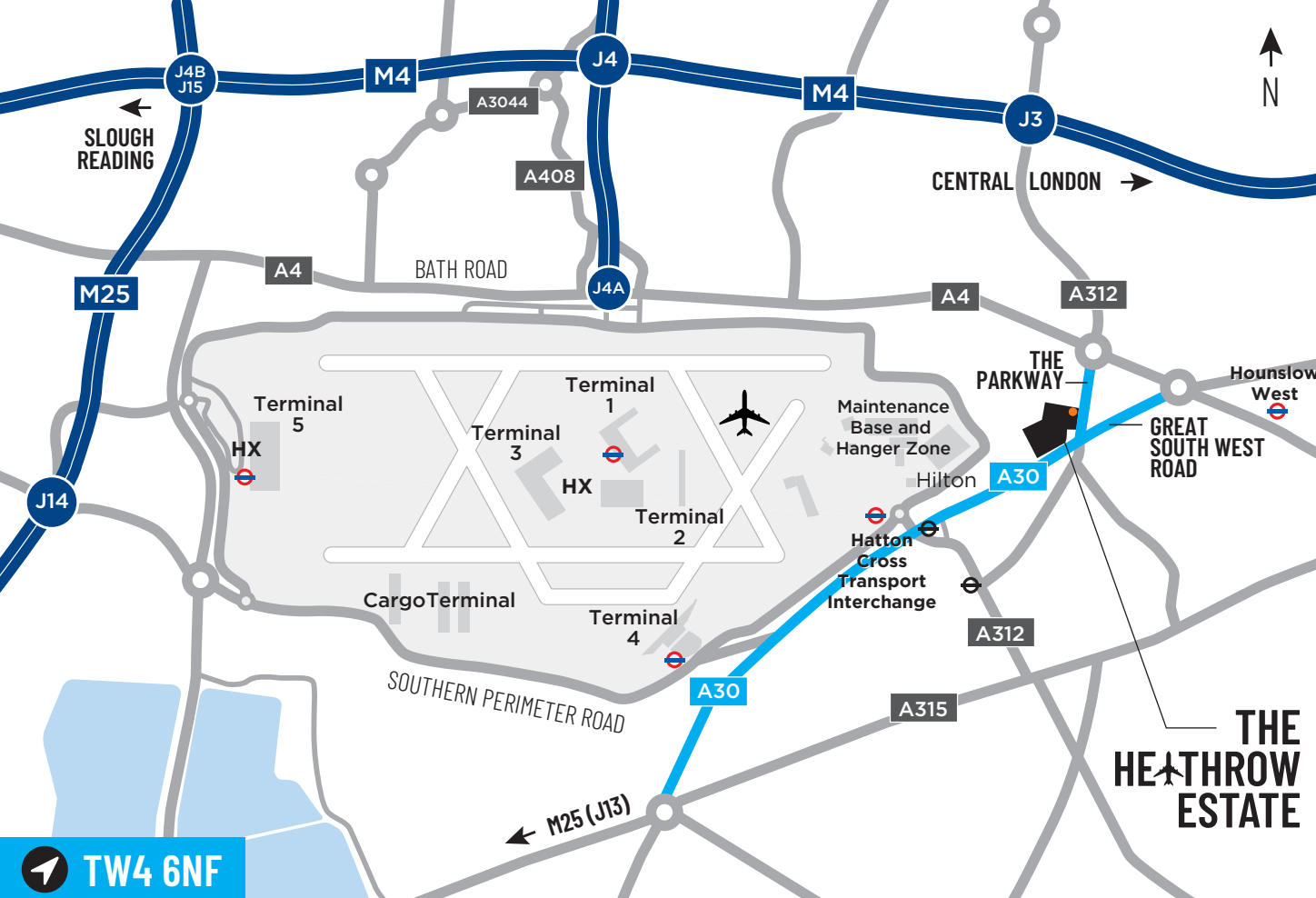
SHOWER
FACILITIES



WC'S & KITCHEN
OVER BOTH FLOORS



17 ALLOCATED
PARKING SPACES
PLUS LOADING AREA



DRIVE TIMES

HATTON CROSS STATION	1.3 miles
M4 (JUNCTION 3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (JUNCTION 15)	5.3 miles
M1 (JUNCTION 1)	13 miles
CENTRAL LONDON	15.4 miles

Source: Google Maps



TERMS

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

EPC RATING

UNIT 13

D

VIEWING & FURTHER INFORMATION

For more information or to arrange a viewing contact:

logix
PROPERTY

020 3855 5790

logixproperty.com

JOHN POCOCK

07766 072 273

john.pocock@logixproperty.com

BEN ROWE

07841 460 300

ben.rowe@logixproperty.com

JLL

020 8759 4141

jll.co.uk/property

SARAH DOWNES

07856 003 033

sarah.downes@jll.com

HARRY TANNER

07707 863 738

harry.tanner@jll.com

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