

# UNITS TO LET

FROM **2,528 ft<sup>2</sup>** (235 m<sup>2</sup>)



REFURBISHED  
(EPC B)



SECURE GATED  
ESTATE WITH CCTV



EASY ACCESS  
TO A4, A312 & M4



INDICATIVE IMAGE

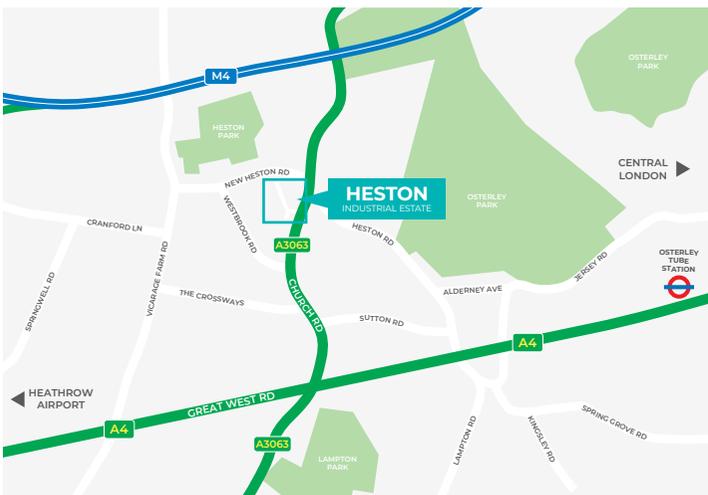
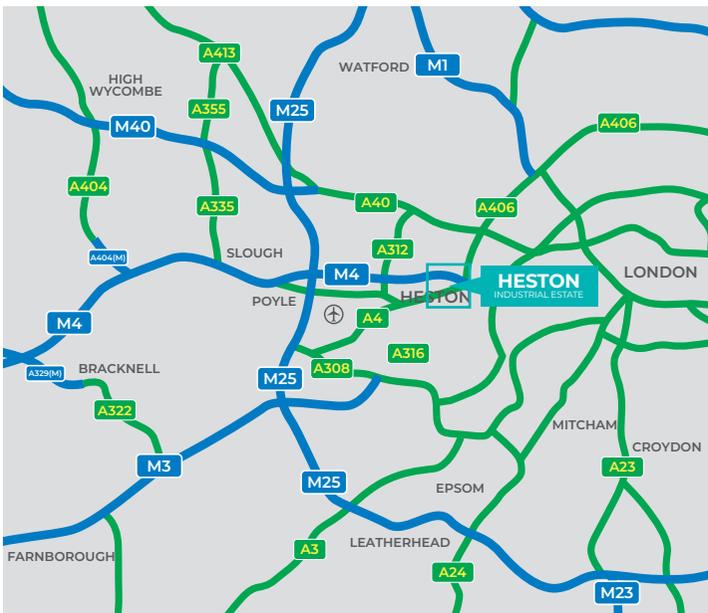


INDUSTRIAL / WAREHOUSE UNITS TO LET

**HESTON INDUSTRIAL MALL**  
CHURCH ROAD, HESTON, TW5 0LD

**NORTHWOOD**  
URBAN LOGISTICS  
northwoodurbanlogistics.com





## LOCATION

Heston Industrial Mall is located on Church Road (A3063) which provides easy access to Great West Road (A4) and Heathrow. The M4 Motorway (Junction 3) is only 2 miles distance.

The estate is in close proximity to Osterley Tube Station (circa 1 mile away), providing access to Central London via the Piccadilly Line.

## SPECIFICATION

- High-quality refurbished units
- Sought after location
- Close proximity to M4 & Heathrow Airport
- Full height up and over loading door
- Fully fitted first floor offices
- 3 phase electricity
- Secure gated estate with CCTV
- 3.28 m rising to 6 m internal height
- Allocated and estate parking
- Loading bay

## ACCOMMODATION

Available accommodation comprises the following approximate gross external floor areas (GEA):

UNIT 3	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	203	2,184
Office	32	344
<b>TOTAL</b>	<b>235</b>	<b>2,528</b>

UNIT 9	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	220	2,366
Office	26	282
<b>TOTAL</b>	<b>246</b>	<b>2,648</b>



## DESCRIPTION

The estate comprises two terraces of uniformly sized industrial / warehouse units.

## LEASE TERMS

The units are available on 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.

## ENERGY PERFORMANCE RATING

EPC B

On behalf of the landlord

**NORTHWOOD**  
URBAN LOGISTICS  
northwoodurbanlogistics.com

**JLL**  
property.jll.co.uk

Thomas Bond  
thomas.bond@jll.com  
07709 500 397

Harry Tanner  
harry.tanner@jll.com  
07707 863 738

**logix**  
PROPERTY

**020 3855 5790**  
logixproperty.com

Callum Moloney  
callum.moloney@logixproperty.com  
07815 692 996

Charlie Hadden  
charlie.hadden@logixproperty.com  
07960 355 053