

UNITS TO LET

FROM **2,528 ft²** (235 m²)



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

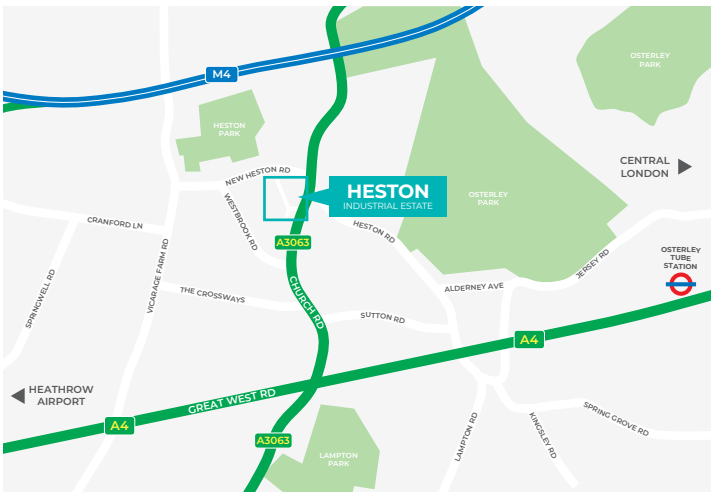
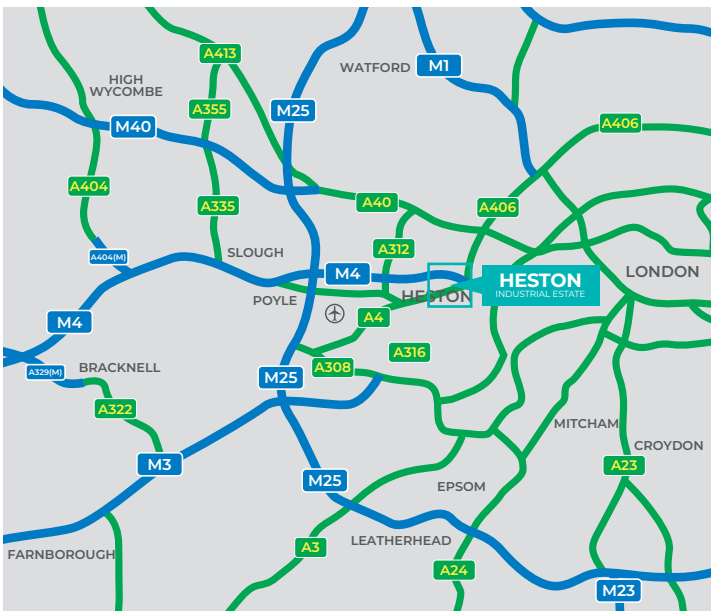
NORTHWOOD
URBAN LOGISTICS
northwoodurbanlogistics.com



UNIT 9



UNIT 9



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 Osterly 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 ²	FT ²
Warehouse	203	2,184
Office	32	344
TOTAL	235	2,528
UNIT 9	M ²	FT ²
Warehouse	220	2,366
Office	26	282
TOTAL	246	2,648
UNIT 18	M ²	FT ²
Warehouse	216	2,325
Office	26	280
TOTAL	242	2,605



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



Thomas Bond
thomas.bond@jll.com
07709 500 397
Harry Tanner
harry.tanner@jll.com
07707 863 738



Callum Moloney
callum.moloney@logixproperty.com
07815 692 996
Charlie Hadden
charlie.hadden@logixproperty.com
07960 355 053