



Located within 2 miles of Heathrow Airport Terminal 5

SENSON SE

INDUSTRIAL/WAREHOUSE PREMISES

From 12,455 to 24,953 sq ft (1,157 sq m to 2,318 sq m)

TO LET









6.5M

**CLEAR** 

**EAVES** 

**HEIGHT** 





**12 CAR PARK SPACES** (PER UNIT) TO THE FRONT **OF THE UNITS** 



LED LIGHTING TO THE WAREHOUSE



**DEDICATED** 

LOADING

**AREA TO** 

THE FRONT



NEW COMPOSITE **PANEL** ROOF





**NEW TO FIRST FLOOR OFFICES** 

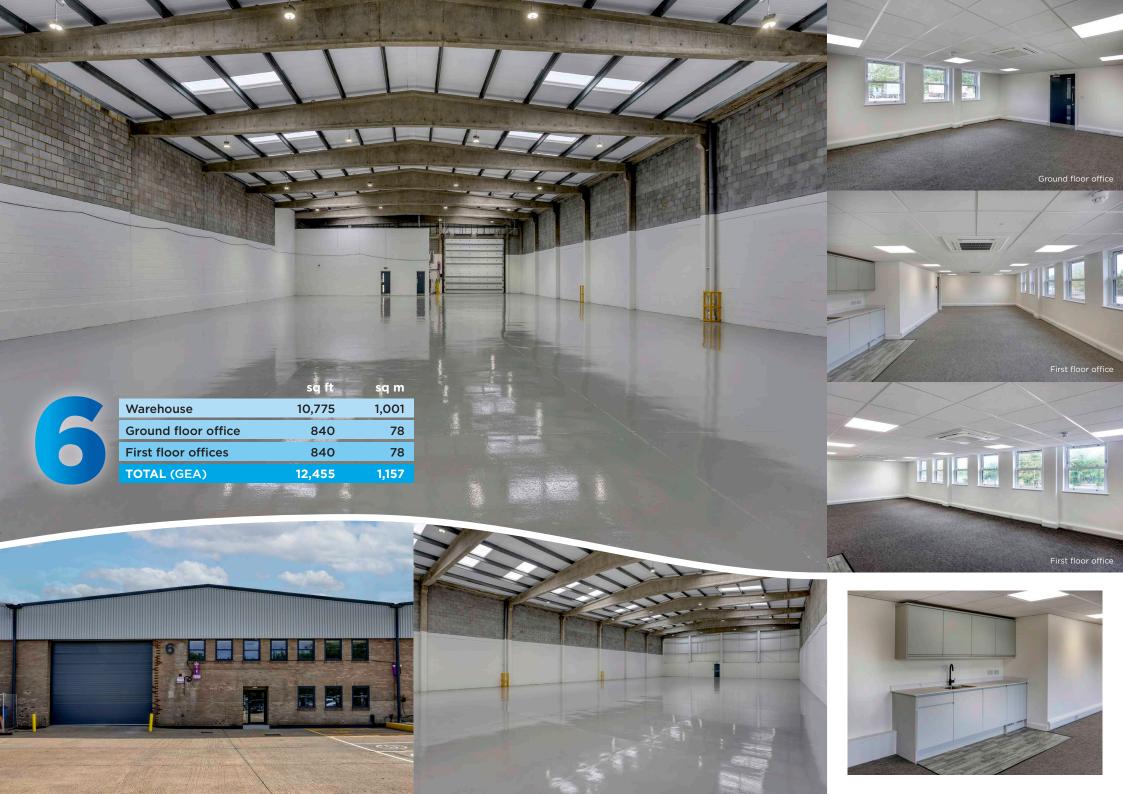


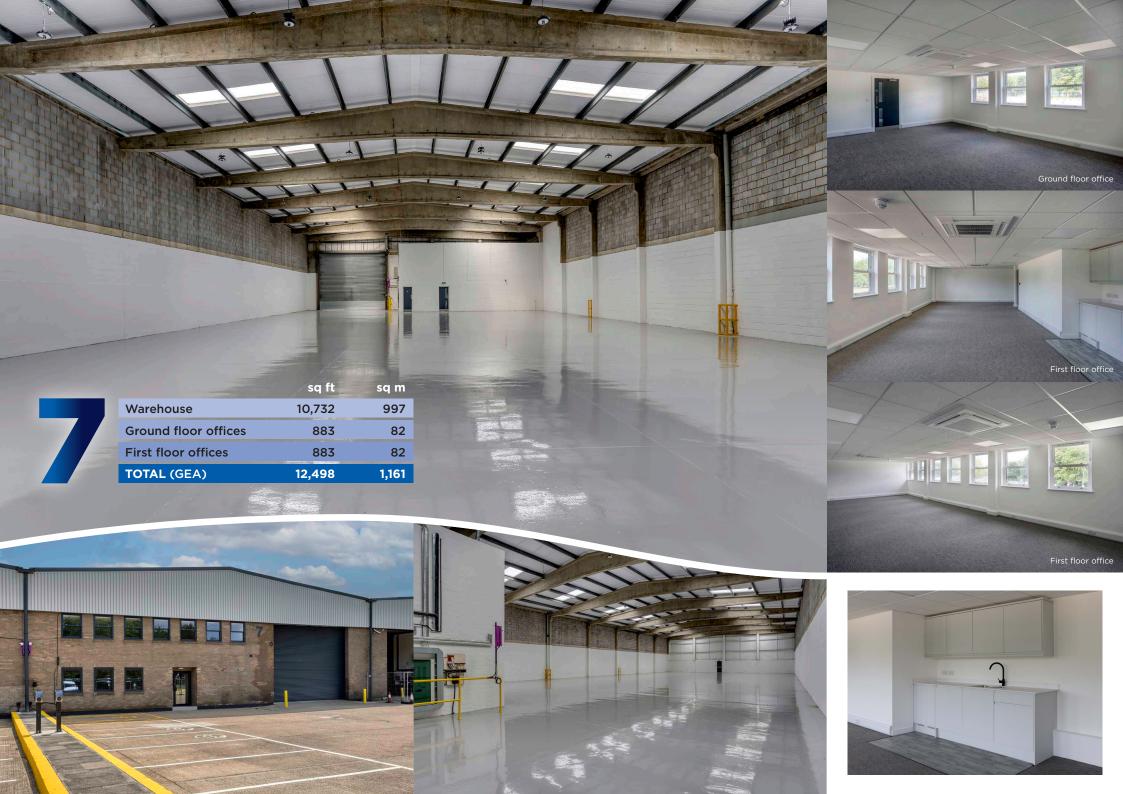
## **DESCRIPTION**

Units 6 & 7 are mid terrace units constructed of concrete portal frame with part block walls and part steel profile metal cladding. The units include ground and first floor office accommodation to the front and the warehouse is accessed through a single 6m wide loading door.

The units have been fully refurbished including new mechanical and electrical services.









## **VIEWING**

Strictly by appointment through the joint agents.



JOHN POCOCK 07766 072273 john.pocock@logixproperty.com

BEN ROWE
07841 460 300
ben.rowe@logixproperty.com



SARAH DOWNES 07856 003033 sarah.downes@jll.com

THOMAS BOND 07709 500 397 thomas.bond@jll.com

## **TERMS**

Available by way of a new full repairing and insuring lease on terms to be agreed.

## **EPC**

EPC: A.

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and floor areas and diagrams should be treated strictly for guidance only and are not to scale. Gross internal measurements to be agreed in accordance with RICS Code of Measuring Practice 6th edition. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves independently as to the incidence of VAT in respect of any transaction. August 2025.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136.