

Under refurbishment



Westgate 2

Avia Park

Staines Road, Bedfont
Heathrow **TW14 8RS**

15,273 sq ft (1,418.91 sq m)

Warehouse Unit

TO LET

Westgate 2

Avia Park



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



Location

Westgate 2 is located in Bedfont 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.

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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 office accommodation. The property is located within a secure estate, with 16 allocated parking spaces and a large dedicated side yard.

The unit is undergoing 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.

Accommodation

Comprising the following gross external (GEA) areas:

	sq ft	sq m
Warehouse	14,225	1,321.55
Ground Floor Office / Ancillary	524	48.68
First Floor Offices	524	48.68
TOTAL	15,273	1,418.91

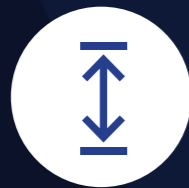
Terms

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

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



16 allocated parking spaces
(separate to side yard)



Ground and first floor offices



Kitchenette & WCs



Secure gated estate



Solar PV roof panels



Prominently located on A30 Staines Road



24/7 access & use



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Avia Park
TW14 8RS

Viewing & Further information

Strictly by appointment via the sole joint agents:

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