



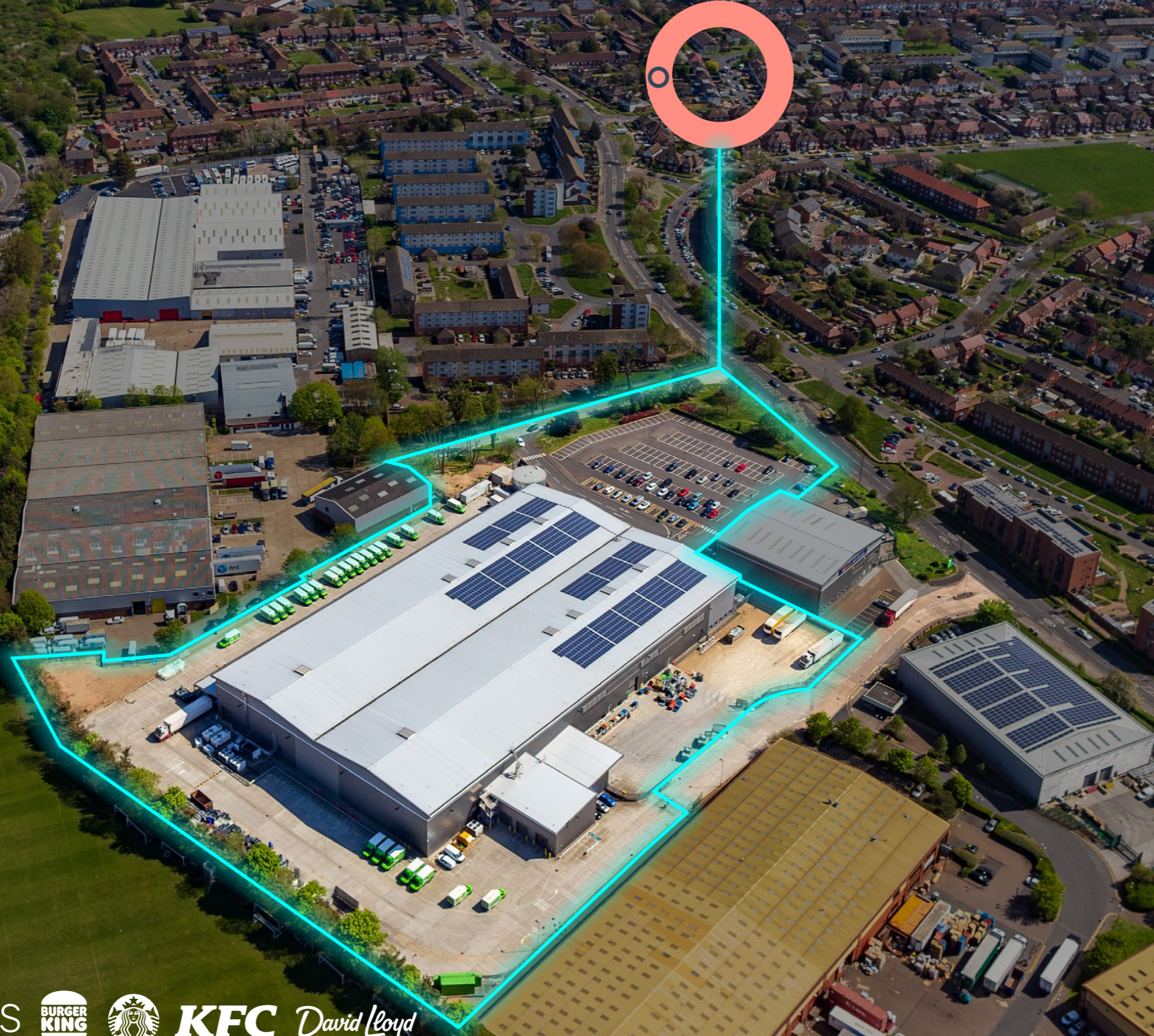
orbital
west

TO LET 113,604 SQ FT
(10,554.10 SQ M)

**AERODROME WAY
HESTON
WEST LONDON
TW5 9QA**

orbitalconnected.co.uk

get connected




Local occupiers: Safestore, DB Schenker, Cineta, COTE DARK STORE, Freddie's Flowers

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12m Eaves



29% Site Density



27 Ground Level Access Doors



2 Dock Level Loading Doors



Self Contained Fenced Site with Secure Yards



Yards On 3 Elevations



190 Car Parking Spaces



101 Van Parking Spaces



740 KWH Power Capacity



Temperature Controlled Fit-Out



Sprinklers Installed

fully specced

The property offers a modern, well specified and low site density warehouse unit in a prime last mile logistics location.

The property offers flexible fit-out opportunities – representing a unique and rarely available product catering to a wide variety of occupiers. Its high quality specification and proximity to a large consumer base and market leading transportation networks make it the ideal addition to any national, international or regional occupier logistics network.

ACCOMMODATION

	FLOOR	AREA SQ M	AREA SQ FT
WAREHOUSE	GROUND	8651.9	93,128
OFFICE	GROUND	951.1	10,238
PLANT DECK	MEZZANINE	951.1	10,238
TOTAL:		10,554.1	113,604

Approximate GEA



76.4% of the local population are economically active



41% of the local population work in Process Plants & machinery operatives



26% of total local employment is in the Transportation & Storage sectors vs. 5% for Greater London



Wages approximately 7.5% lower than the Greater London region



57% of local population work in Food & Catering





prime position

Located in a prime Zone-4 inner London Urban Logistics location, the property's strategic position provides prime access to the major consumer markets of West and Central London, Heathrow Airport and the wider Thames Valley region via the capital's major highways (M25 / M4 / M3).

The property benefits from direct dual-directional access to Junction 3 of the M4, the major highway linking central London (14.5 miles east) to the Thames Valley and South-West region.

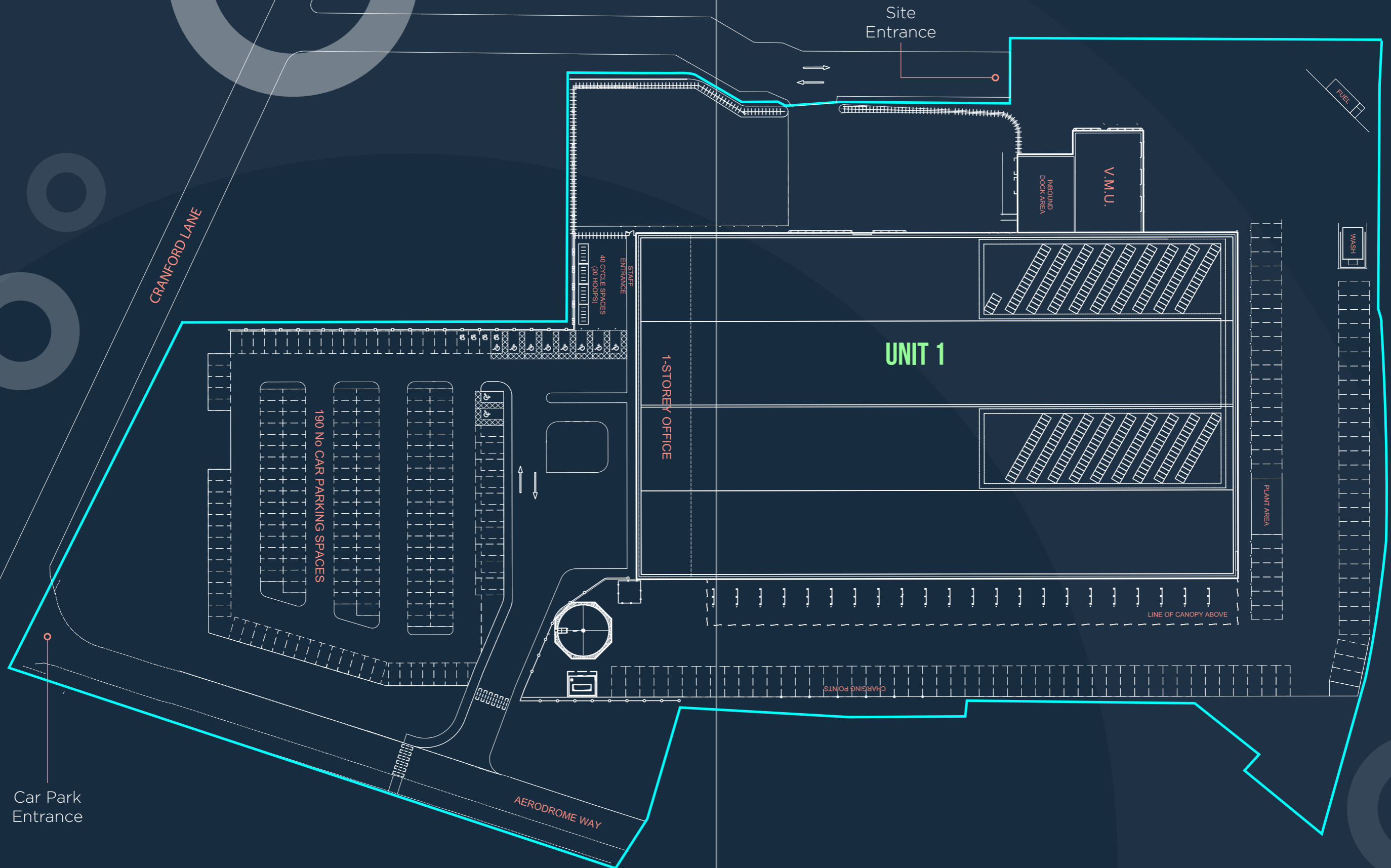


DRIVE TIME

 Distance	Drive Time	   Distance	Drive Time
M4/J3	0.9 miles 3 mins	Hounslow West Underground	1.3 miles 5 mins
M25/J15	4.5 miles 9 mins	Heathrow Airport	2.2 miles 7 mins
A40	5.3 miles 11 mins	Heathrow Airport T2/3 Underground Station	3.2 miles 11 mins
M3/J1	5.6 miles 16 mins	Heathrow Cargo Terminal	4.1 miles 15 mins
A406 / North Circular Road	6.8 miles 12 mins	Tilbury Docks	71 miles 1hr 18 mins
M40/J1	9.6 miles 16 mins	Port of Southampton	70 miles 1h 22 mins
M1/J1	13.2 miles 26 mins	London Gateway	70 miles 1h 22 mins
Central London	14.5 miles 42 mins		

plug n play

Constructed to an extremely high specification the property provides occupiers with a modern, attractive, low density opportunity on 9.14 acres (29% cover).



gallery



INDICATIVE IMAGE

TERMS:

Leasehold. Further details available upon application.

EPC:

Targeting EPC B

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