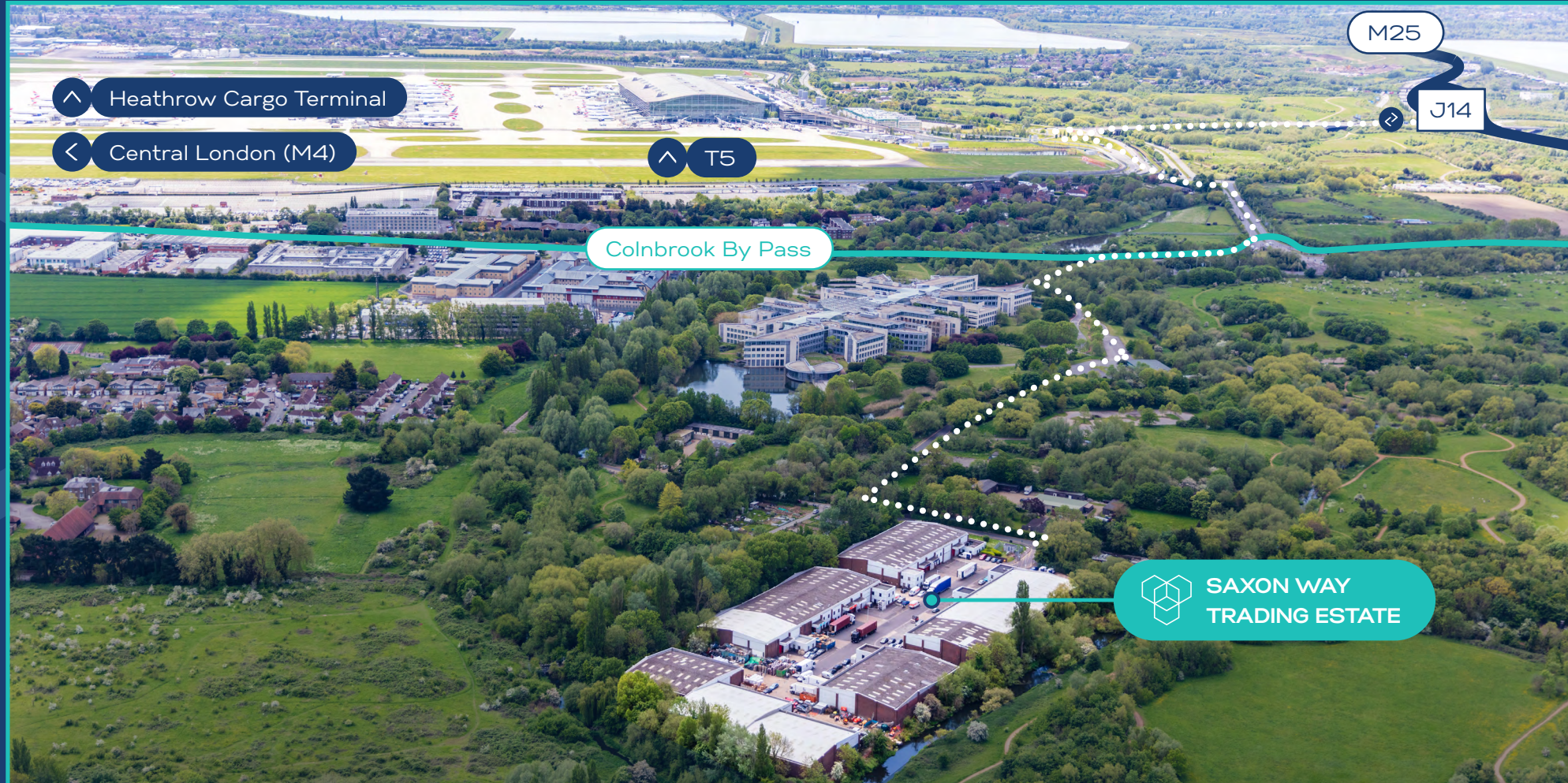




# SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS  
FROM 5,793 – 25,742 SQ FT | AVAILABLE NOW



## Saxon Way Trading Estate

Heathrow  
UB7 OLW  
///Even.Length.Nail



SAXON WAY  
TRADING ESTATE



# DESCRIPTION

Saxon Way Trading Estate consists of 16 warehouse / industrial units with 24 / 7 access, overnight manned security and the ability to combine units.

Each unit benefits from an open plan warehouse of steel portal frame construction, an electric roller shutter door, 6.9m clear internal height rising to 8.3m, demised loading area with allocated & ample communal parking to the front or side and first floor accommodation.

As part of all refurbishments, units will benefit from new metal clad elevations, windows and fully electric roller shutter doors. New LED lighting will also be installed throughout. Full specification is available on request.



Units 14 & 15

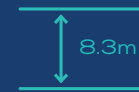


Unit 4



Unit 15

# SPECIFICATION



6.9m Clear Internal Height Rising To 8.3m



Established Heathrow Estate



Overnight Manned Security



New LED Warehouse Lighting



Target EPC Rating 'B'



New Electric Roller Shutter Doors



24/7 Access



Ability To Combine Units



Allocated & ample communal parking



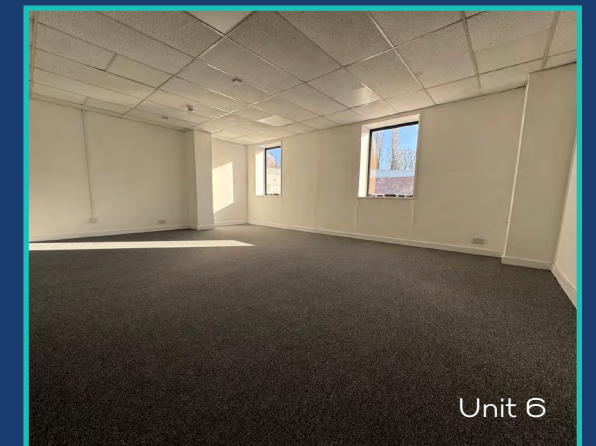
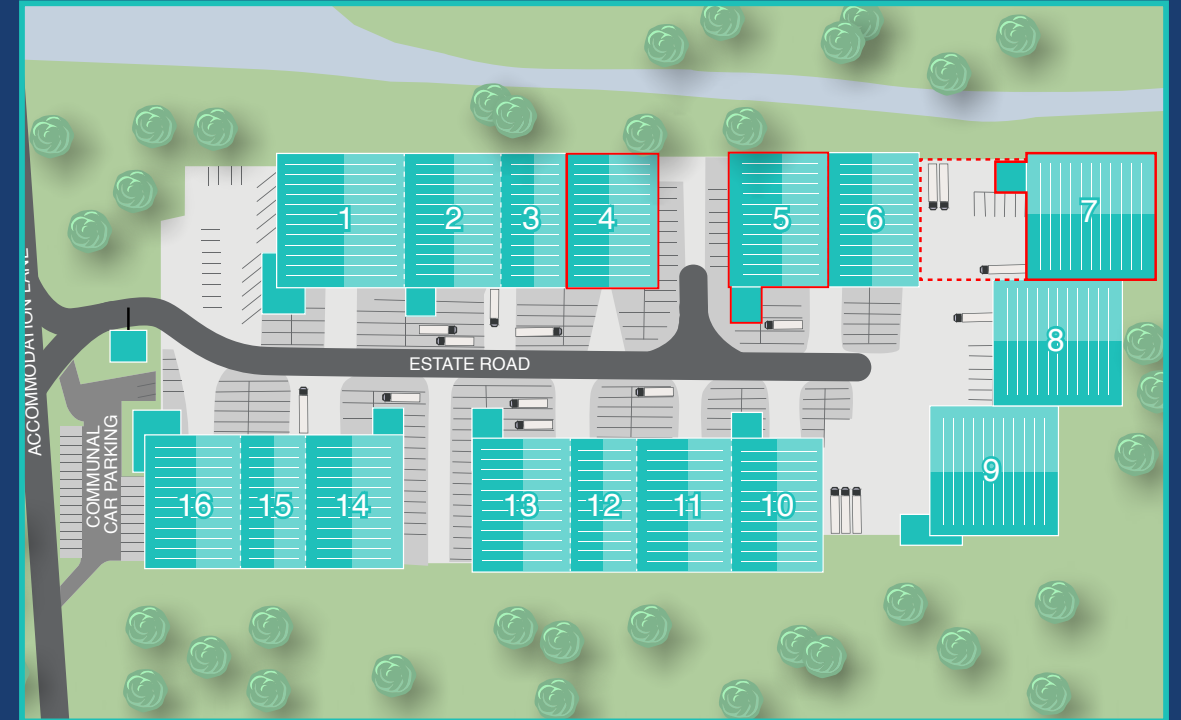
# ACCOMMODATION

The units are measured to a Gross External Area as follows:

Unit 4 - AVAILABLE	sq ft	sq m
Warehouse	7,764	721
First Floor Office	744	69
<b>Total</b>	<b>8,508</b>	<b>790</b>

Unit 5 - AVAILABLE Q3 2026	sq ft	sq m
Warehouse	7,675	713
Ground Floor Office	626	58
First Floor Office	619	58
<b>Total</b>	<b>8,920</b>	<b>829</b>

Unit 7 - AVAILABLE Q3 2026	sq ft	sq m
Warehouse	10,267	954
Ground Floor Office	616	57
First Floor Office	1,462	136
<b>Total</b>	<b>12,345</b>	<b>1,147</b>





# ACCOMMODATION

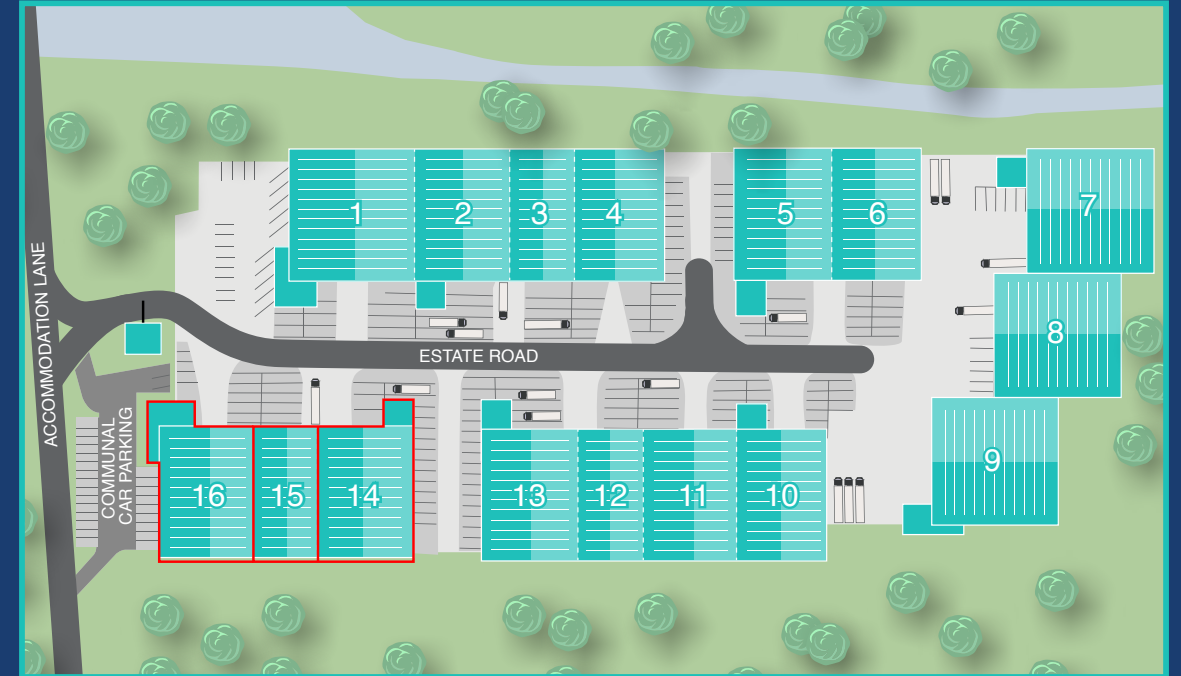
The units are measured to a Gross External Area as follows:

Unit 14 - AVAILABLE	sq ft	sq m
Warehouse	7,678	713
Ground Floor Office	618	57
First Floor Office	602	56
<b>Total</b>	<b>8,898</b>	<b>826</b>

Unit 15 - AVAILABLE	sq ft	sq m
Warehouse	5,112	475
First Floor Office	681	63
<b>Total</b>	<b>5,793</b>	<b>538</b>

Unit 16 - AVAILABLE Q2 2026	sq ft	sq m
Warehouse	7,643	710
Ground Floor Office	1,263	117
First Floor Office	2,145	199
<b>Total</b>	<b>11,051</b>	<b>1,026</b>

<b>Combined Total 14, 15 &amp; 16</b>	<b>25,742</b>	<b>2,390</b>
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Unit 16



# LOCATION

Saxon Way is located in Harmondsworth off the Bath Road (via Accommodation Lane), an established warehouse, distribution and industrial area to the North West of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junctions 4B and 5 of the M4, while Heathrow's Cargo Terminal is within a 10 minute drive.

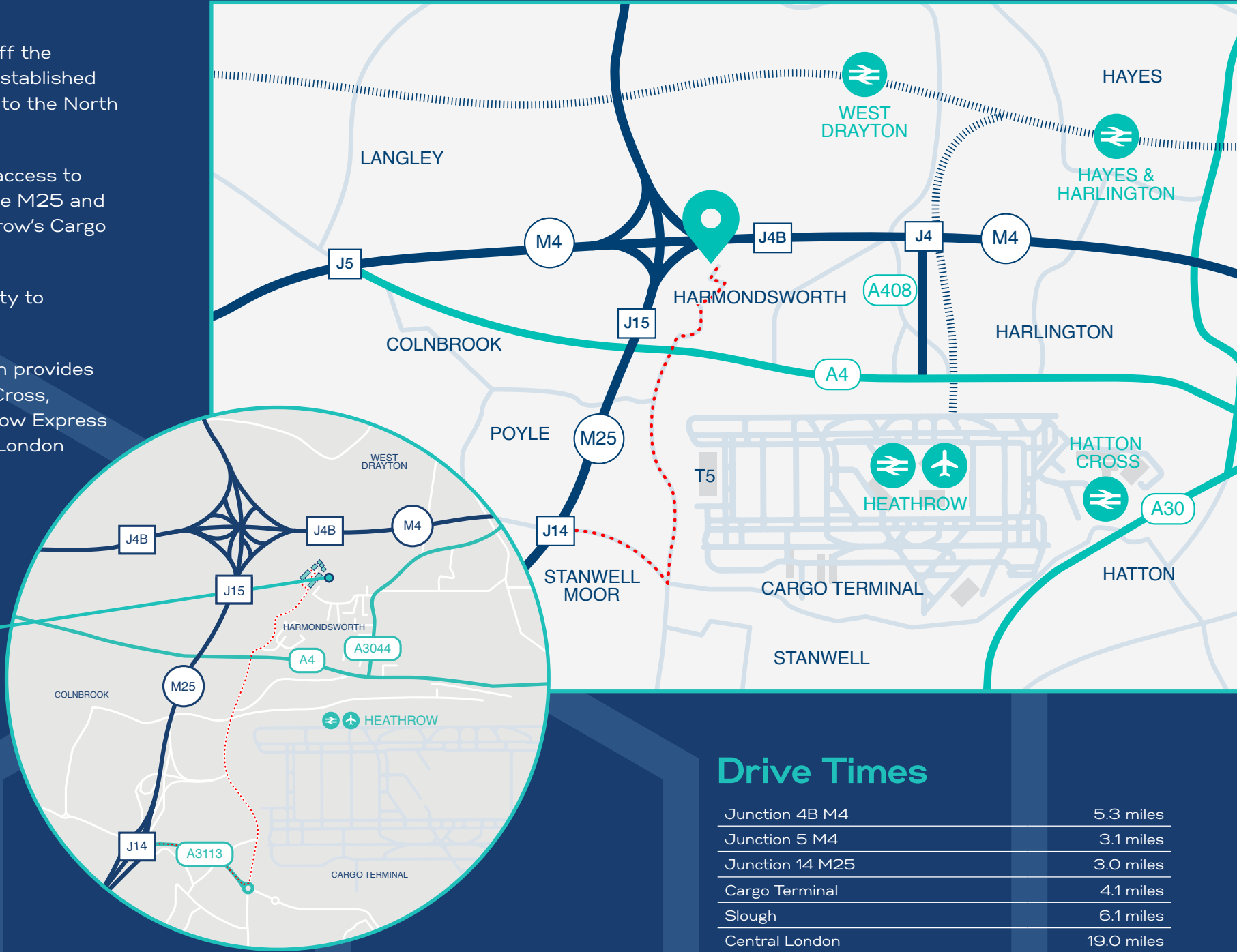
The estate also benefits from close proximity to public transport:

London Underground (Piccadilly Line) which provides services into Central London from Hatton Cross, Terminal 4 and Terminal 5, and The Heathrow Express provides train services from Terminal 5 to London Paddington with a typical journey time of just 15 minutes.

Find on Google UB7 OLW  
///Even.Length.Nail

Located approximately 3 miles North of Heathrow

Source: Google Maps



## Drive Times

Junction 4B M4	5.3 miles
Junction 5 M4	3.1 miles
Junction 14 M25	3.0 miles
Cargo Terminal	4.1 miles
Slough	6.1 miles
Central London	19.0 miles

# SAXON WAY

## LEASE TERMS

Each unit is available on a new fully repairing and insuring lease on terms to be agreed.

## VAT

All prices quoted are exclusive of VAT.

## EPC

Available on request.

## SERVICE CHARGE

The estate runs a service charge which is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.

## BUSINESS RATES

	Rateable Value
Unit 4	£99,000
Unit 5	£107,488
Unit 7	£158,000
Unit 14	£105,000
Unit 15	£68,000
Unit 14/15	£173,000
Unit 16	£146,000

Interested parties are advised to make their own enquiries with Local Authority.

## GET IN TOUCH

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**SAXON WAY TRADING ESTATE**

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