



Links Industrial Estate

Popham Close, Hanworth
TW13 6JE

To Let

Fully Refurbished

Grade A Warehouse Unit

14,589 Sq Ft 1,355.4 Sq M





HEATHROW
AIRPORT

GRADE A WAREHOUSE UNIT IN CLOSE PROXIMITY TO HEATHROW AIRPORT AND THE M3



UNIT3
Links Industrial Estate

UNIT 3 IS AN END OF TERRACE MODERN INDUSTRIAL / WAREHOUSE UNIT
LOCATED ON **LINKS INDUSTRIAL ESTATE**, AN ESTABLISHED BUSINESS PARK.



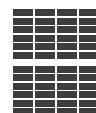
Fully
Refurbished



Established retail & business
park location at Apex Corner



Prime location
2.4 miles from M3 (J1)



New
PV panels

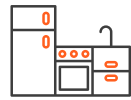


Degasification
of unit

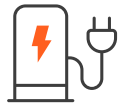




Ground and first floor offices



Kitchen facilities and WCs



New EV chargers

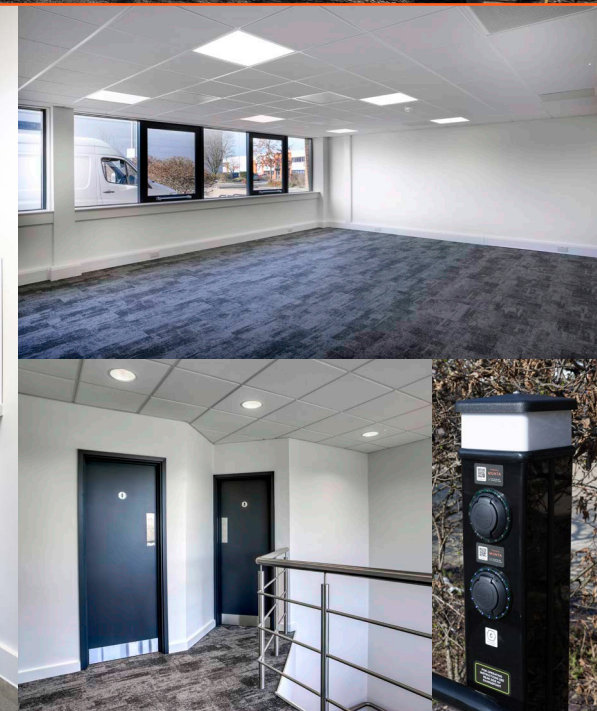
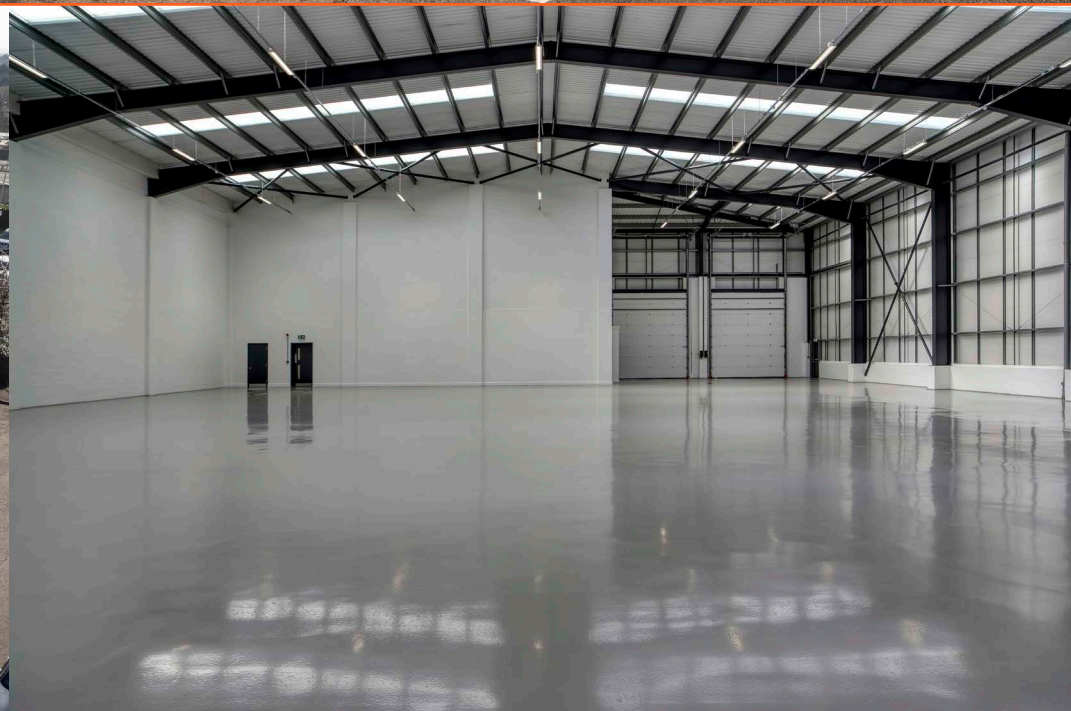


22 car parking spaces

The property benefits from 2 electric loading doors, 7.7m eaves and 24/7 access.

Externally, the unit has 22 car parking spaces and generous loading.

The property has been fully refurbished and is now available for occupation.





7.7m eaves height



2 x electric loading doors



3 phase electric



New energy efficient LED lighting

Accommodation

	Sq Ft	Sq M
Ground Floor Warehouse	11,780	1,094.4
Ground Floor Office	1,422	132.1
First Floor Office	1,387	128.9
Total (GEA)	14,589	1,355.4

Terms

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

EPC

EPC A.





Distances

M3 Junction 1	2.4 miles
M4 Junction 3	4.8 miles
M25 Junction 13	7.7 miles
M25 Junction 15	9 miles
Heathrow Airport	4.9 miles
Heathrow Cargo Terminal	5.5 miles

(Source: Google Maps)

Viewings & further information

Strictly via the joint sole agents:



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Location

Links Industrial Estate is situated just off the A316 (Twickenham Road) on Popham Close, which runs between the A4 at Chiswick and Junction 1 of the M3.

The unit benefits from excellent access to the M3, M25 and national motorway network. The A316 also provides for direct access to the A4 and its links to Central London and the M4 westbound.

Access to Links Industrial Estate is via the A312 (Hampton Road West).

Local occupiers include Safestore, Shurgard, Toolstation and Screwfix.



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