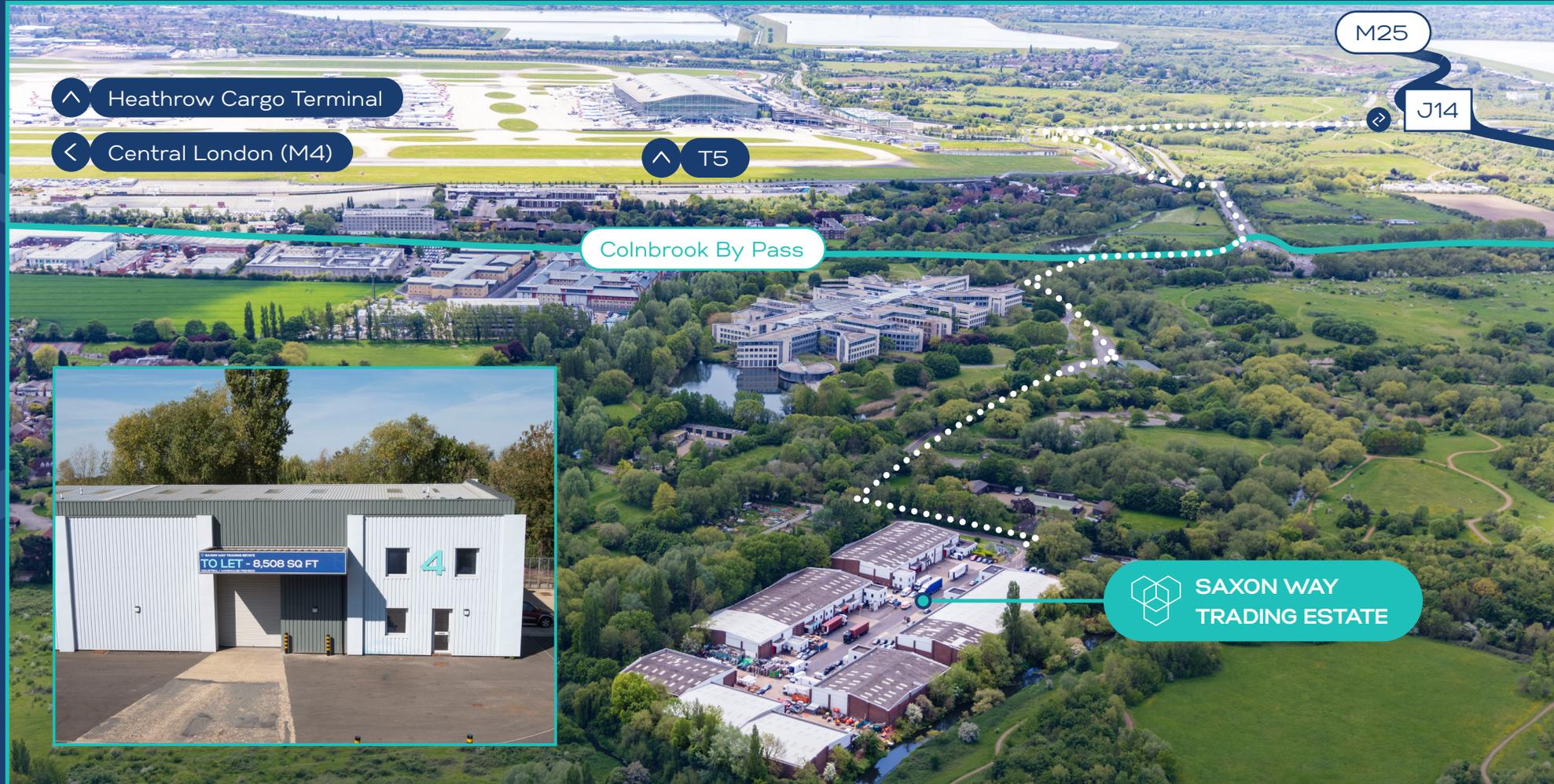




SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS
FROM 8,508 TO 12,345 SQ FT | AVAILABLE NOW



Saxon Way Trading Estate

Units 4, 5 & 7
Heathrow
UB7 OLW
///Even.Length.Nail





DESCRIPTION

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

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.

Unit 7 also benefits from a generously sized, secure yard area, ideal for loading, unloading, external storage, or dedicated parking, providing additional operational flexibility for occupiers.

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.



Unit 4



Unit 4



Unit 4



Unit 7

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



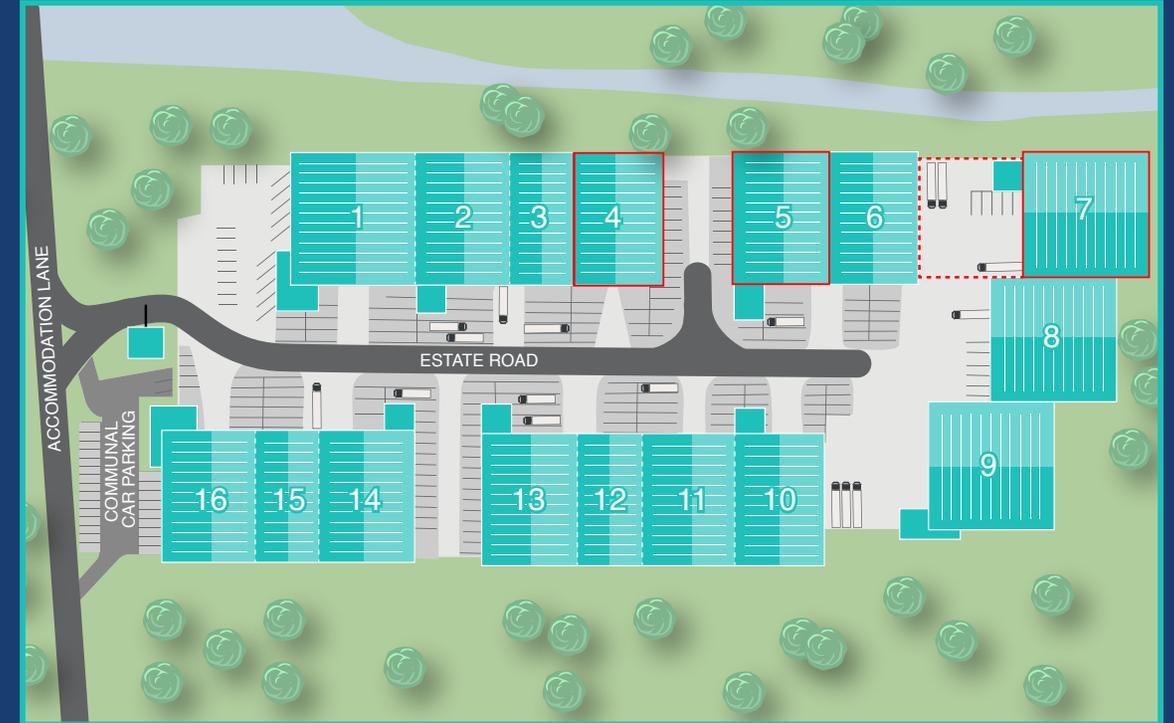
ACCOMMODATION

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
Total	8,508	790

Unit 5 - AVAILABLE	sq ft	sq m
Warehouse	7,675	713
Ground Floor Office	626	58.2
First Floor Office	619	57.5
Total	8,920	828.7

Unit 7 - AVAILABLE	sq ft	sq m
Warehouse	10,267	953.8
Ground Floor Office	616	57.2
First Floor Office	1,462	135.8
Total	12,345	1,146.8





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.

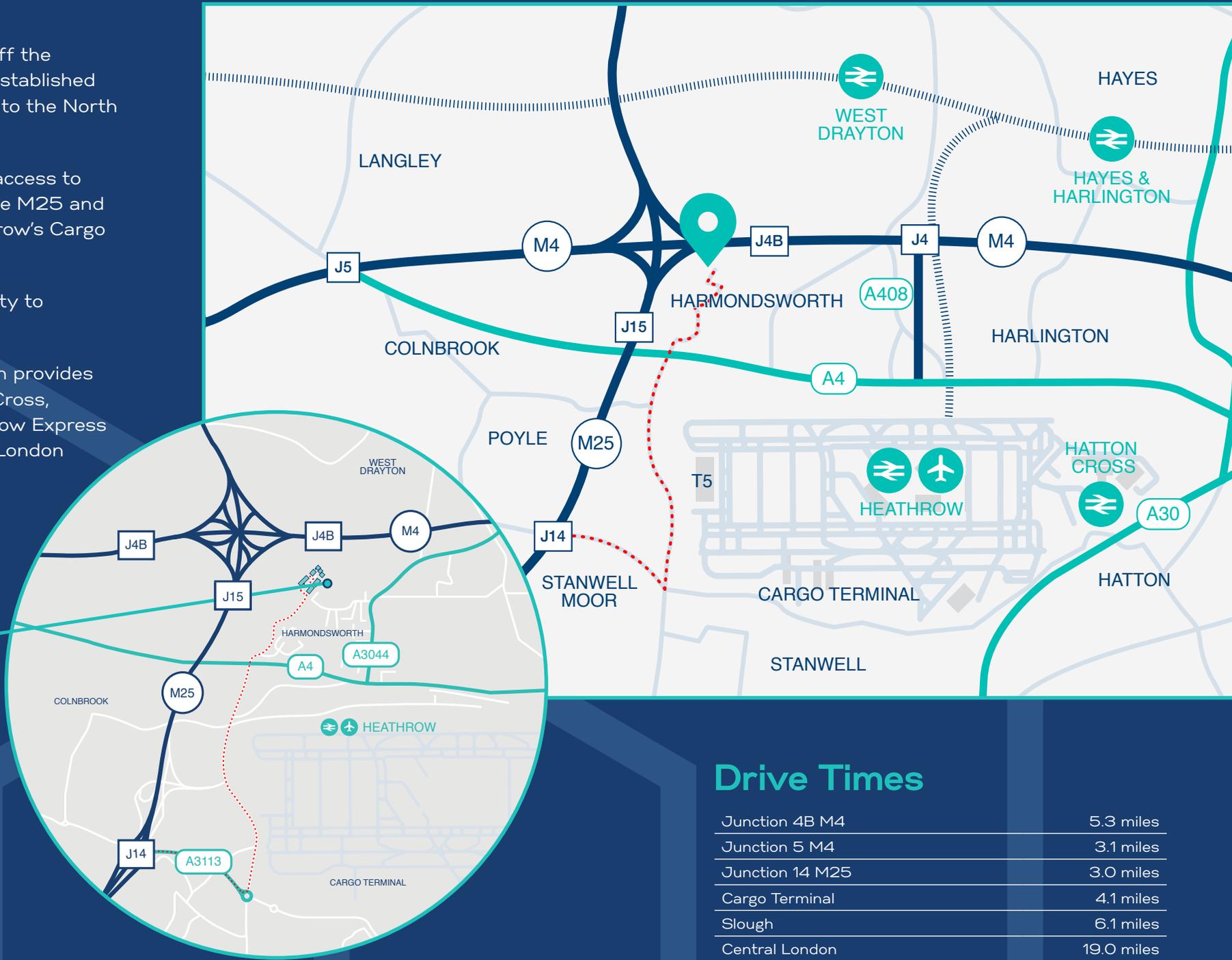
The estate also benefits from close proximity to public transport:

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
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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

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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