UNIT TO LET

26,608 ft² (2,472 m²)

PRIME NORTH OF THE AIRPORT LOCATION

A4, M4 & M25 IN CLOSE PROXIMITY

TO BE REFURBISHED

ROADSIDE FRONTAGE TO A4

ABILITY TO COMBINE WITH U6



www.ipif.com/skyport

MODERN WAREHOUSE UNIT WITH LARGE SECURE YARD

UNIT 4 & 5, SKYPORT TRADE PARK

HEATHROW, SKYPORT DRIVE, HARMONDSWORTH, UB7 0LB

IPIF

ACCOMMODATION

Available accommodation comprises the following gross external area:

UNIT 4 & 5	FT²	M²
GF Warehouse / Ancillary	24,641	2,289
FF Office Areas	2,147	199
TOTAL	26,608	2,472

SPECIFICATION & FEATURES

- Newly refurbished-works to include:
  - Over sheeting roof
  - New windows
  - New LED warehouse lighting
- End terrace modern industrial / warehouse unit
- Roadside frontage to the busy A4
- Eaves height: 5.6m to 6.9m
- 2x electric loading door approx. 5.98m (W) x 5.44m (H)
- 0.35 acres/15,400 sq ft yard
- 3 phase electricity
- Kitchenette and WC facilities
- First floor purpose built offices
- Secure fenced / gated yard (Width: 51m x Depth: 35m)
- Large parking provision
- Unrestricted 24/7 access and use
- Target EPC A post-refurbishment



PRE-REFURBISMENT IMAGE



LOCATION

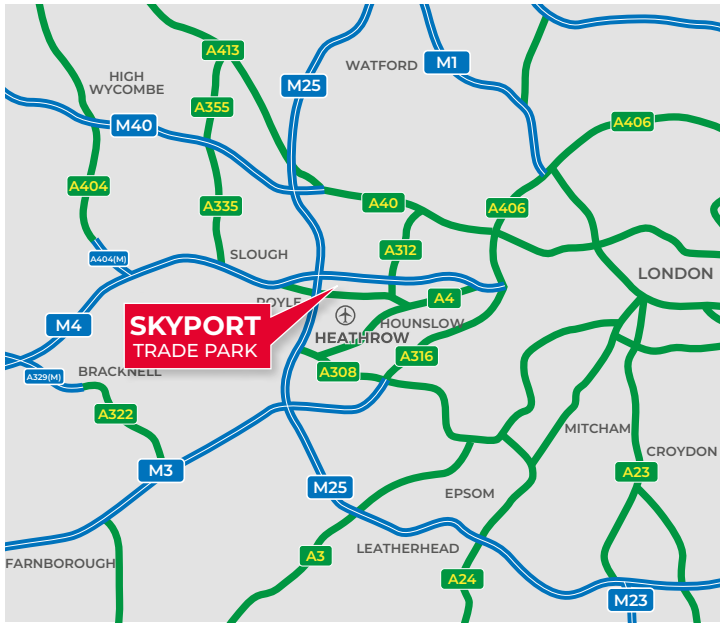
Situated immediately to the north of Heathrow Airport, Skyport Trade Park is an established warehouse / trade counter estate with roadside frontage to the busy A4, overlooking Heathrow Airport's Northern Runway. Skyport Trade Park's superb location offers quick access to the Cargo Terminal, ALL Airport Terminals and by road to the M4 (via the A408), Junction 4 and 5 of the M4 and junction 14 of the M25.

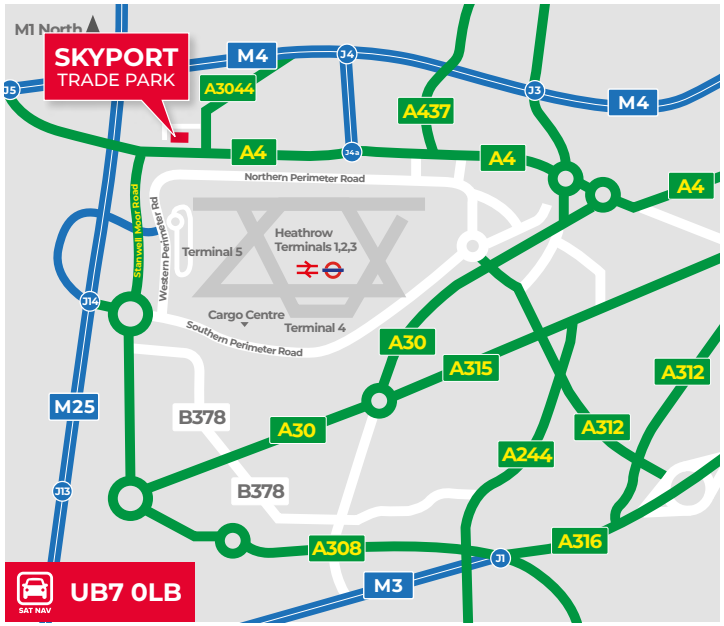
The U3 Bus stopping on Skyport Drive takes 14 minutes to get to Heathrow Terminals 2 & 3 Station for Elizabeth Line & Piccadilly Line train and tube services.

Amenities in close proximity include McDonalds Drive Thru, Shell Petrol Station and The Premier Inn Hotel on the A4. Local amenities can also be found nearby in Harmondsworth Village.

DRIVE-TIMES*	Distance	Approx. Time
A4 (Bath Road)	0.3 miles	2 mins
M4 (jct.4)	1.9 miles	6 mins
Heathrow Airport (Terminals 1, 2 & 3)	2.9 miles	10 mins
M25 (jct.15)	3.8 miles	8 mins
Cargo Centre	3.8 miles	8 mins
M3 (jct.2)	8.6 miles	14 mins
M40 (jct.1A)	9.2 miles	18 mins
Central London	17.1 miles	57 mins

*Drive time approximate. Sourced by Google Maps







LEASE TERMS
The unit is available on a new full repairing and insuring lease.

BUSINESS RATES
Available upon request.

SERVICE CHARGE
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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

VAT
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.







On behalf of the Landlord:

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