COGENT
REAL ESTATE

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To Let

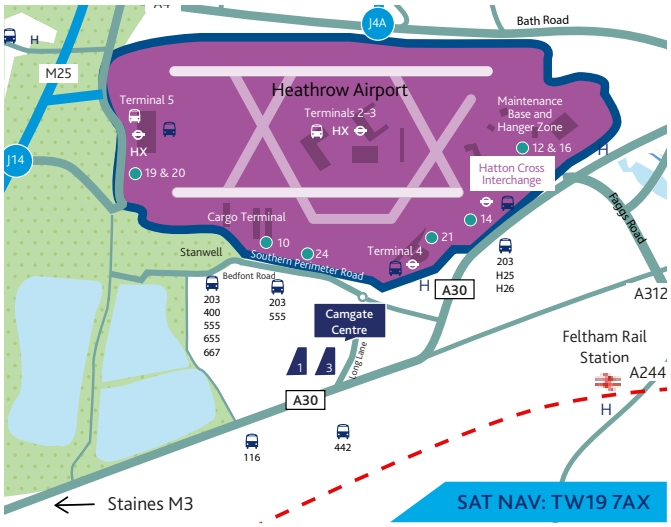
Unit 1

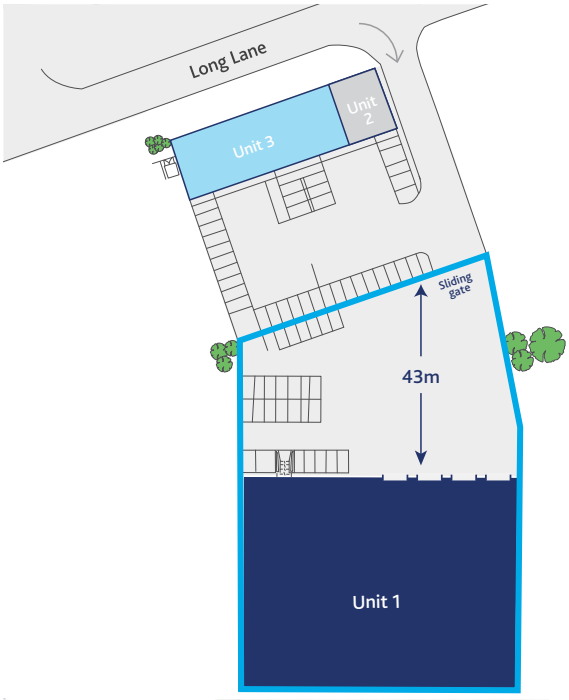
Camgate Centre
Long Lane, Heathrow TW19 7AX

Modern industrial / warehouse unit with large secure yard

27,607 sq ft (2,564.7 sq m)







Key features of Units 1

- 6.1m eaves height
- Strategic estate close to M25 and Heathrow
- Secure dedicated yard
- 4x roller shutter doors
- 24/7 access
- 26 car parking spaces

Key travel distances

Cargo Terminal	Terminal 4	M25 J14	M4 J4A
1.4 miles	1.5 miles	3.5 miles	4.9 miles

Camgate Centre

The Camgate Centre is located immediately to the south of Heathrow Airport on Long Lane, Stanwell within very close proximity to the Southern Perimeter Road and Cargo Terminal.

The opportunity

The unit comprises a modern, detached unit of steel portal frame construction with brick/block and profile metal clad elevations. Offices are located on ground and first floors, benefitting from full carpeting, suspended ceilings, recessed lighting, male and female WCs on both floors, and a kitchen.

The warehouse has 4 level access loading doors, high bay lighting and minimum 6.1 metre eaves rising to 8.9 metres at the ridge. The unit is situated on a large self contained secure site with an extensive concreted 43 metres deep yard and has parking for a minimum of 26 cars.

Energy Performance Certificate

Available upon request

Leasing Terms

Available by way of a Sublease or Assignment – full details upon request.

Accommodation

	sq ft	sq m
Ground Floor Warehouse	**24,256**	**2,253.4**
Ground & First Floor Offices	**3,351**	**311.3**
Total	**27,607**	**2,564.7**

Approximate Gross Internal Measurements

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