



Unit 11 Fairway Trading Estate

Fairway Close, Heathrow, TW4 6BU

Warehouse / Industrial Unit with Roadside Frontage and Large Shared Yard

12,370 sq ft
(1,149.21 sq m)

- 5m eaves height, rising to 7.5m
- 1 level access loading door
- Secure shared yard
- 18 parking spaces
- EV charging
- Rooftop PV panels
- 3-phase power
- LED warehouse lighting
- 24/7 access
- Under refurbishment

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Summary

Available Size	12,370 sq ft
Rent	Rent on application
Rates Payable	£85,920 per annum
Rateable Value	£179,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

Unit 11 Fairway Trading Estate is semi detached modern industrial/warehouse/trade counter unit of steel portal frame construction with part brick and metal clad elevations. The unit is to be refurbished, to include a new profile clad metal roof and a single loading door. Offices are provided at ground and first floor. Externally Unit 11 benefits from generous yard space and parking with CCTV

Location

Fairway Trading Estate is within close proximity to Heathrow Airport and Cargo Terminal. The estate fronts Green Lane which is accessed off the A312 and A315. The M3 and M4 motorways are within 4 miles. Feltham and Hounslow Town Centres are both within easy reach.

Feltham railway is approximately 1.5 miles, Hatton Cross and Hounslow West (both Piccadilly) underground stations are within 2 miles.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground - Warehouse	8,773	815.04
Ground - Ancillary	1,803	167.50
1st - Offices	1,794	166.67
Total	12,370	1,149.21

Viewings

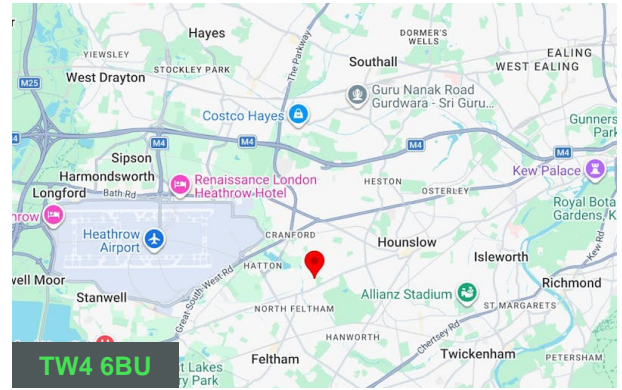
Strictly by appointment via the sole joint agents.

Terms

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

Miscellaneous

Computer Generated Images (CGIs) are for illustrative purposes only and are indicative of the completed refurbishment.



Viewing & Further Information



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