

TO LET



UNIT

# COMMUNICATIONS PARK

Green Lane | Heathrow | TW4 6DL

Industrial / Warehouse Unit  
**7,566 sq ft** (703 sq m)

OWNED AND MANAGED BY





## DESCRIPTION

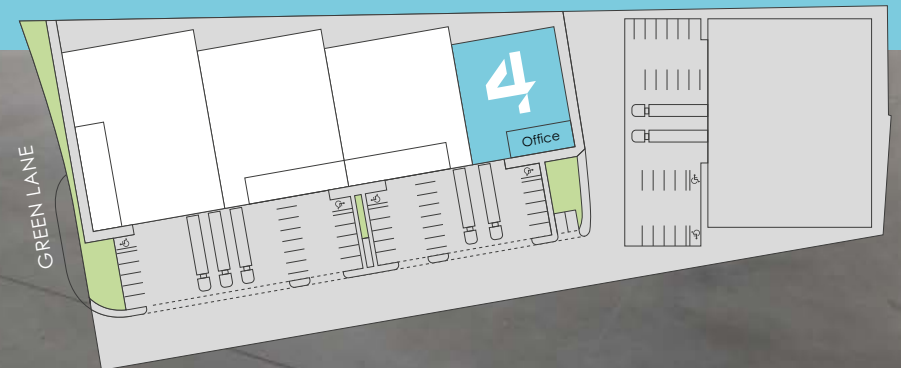
Communication Park is a highly sustainable zero carbon multi let scheme built in 2021. Unit 4 comprises an end terrace unit of steel portal frame warehouse which has been fully fitted to a high standard internally.

## ACCOMMODATION

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	6,360	591
First floor office	1,206	112
<b>Total</b>	<b>7,566</b>	<b>703</b>

Approx. Gross External Area





## SPECIFICATION



8M EAVES



SINGLE LEVEL  
ACCESS  
LOADING DOOR



PV PANELS  
TO ROOF



ELECTRIC  
CAR CHARGING



8 PARKING  
SPACES



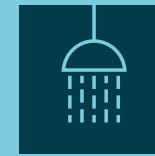
KITCHENETTE



EPC A+



FITTED SECURITY  
SYSTEM + CCTV



SHOWER  
FACILITIES



LED LIGHTING  
IN WAREHOUSE

## TERMS

A new lease is available directly from the Landlords for a term by arrangement.

## SERVICE CHARGE

An estate charge is payable in respect of services to the common parts of the estate. Further details available upon request.

## LOCATION

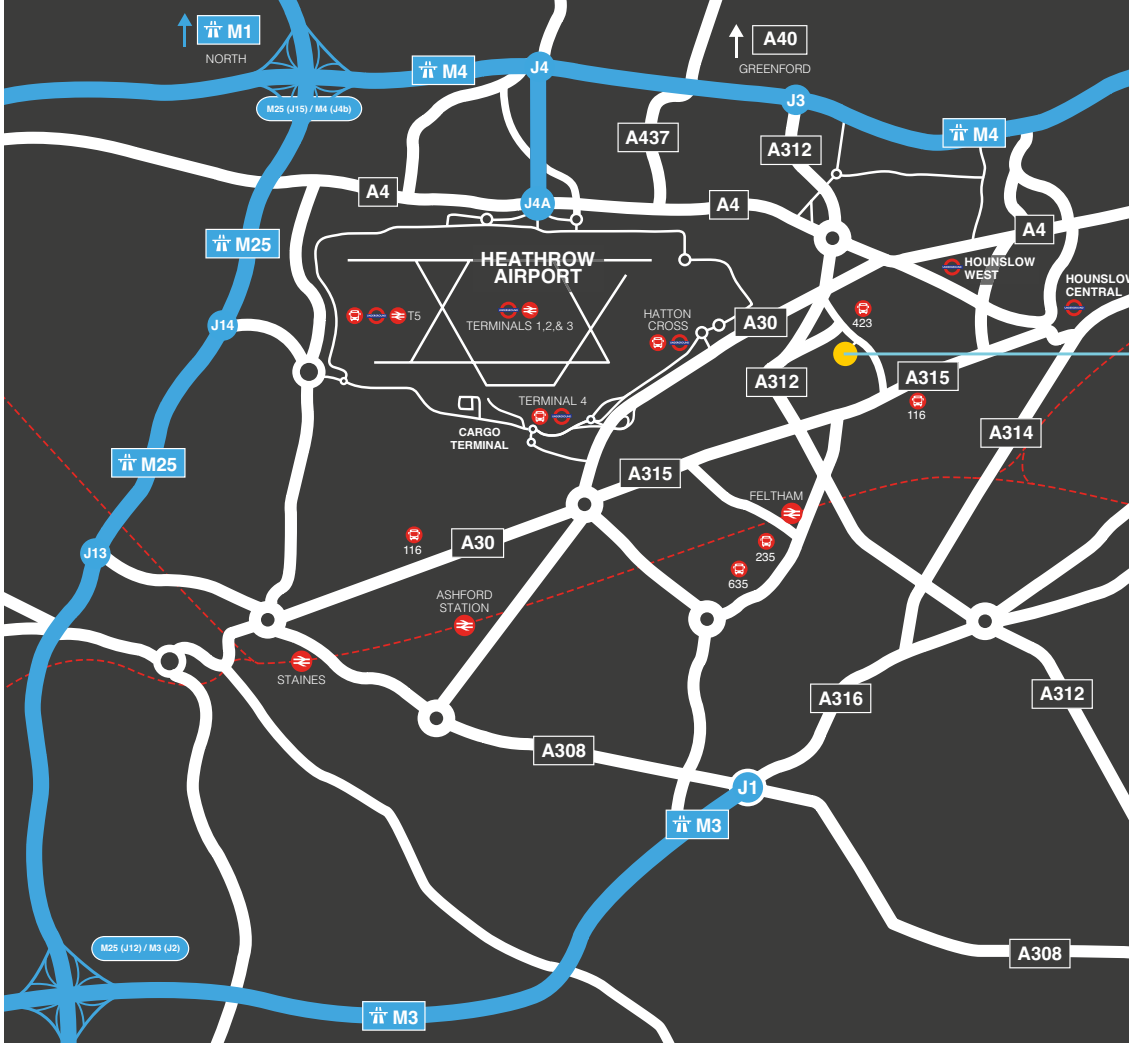
Communication Park is within close proximity to Heathrow Airport and Cargo Terminal. The scheme fronts Green Lane which is accessed off the A312 and A315. The M3 and M4 motorways are within 4 miles.

Feltham and Hounslow town centres are both within easy reach. Feltham railway is approx 15 miles, Hatton Cross and Hounslow West (both Piccadilly) underground stations are within 2 miles.

### SAT NAV REF: TW4 6DL

Location	miles	mins
Cargo Terminal	4.2	13
M4 Junction 3	2.5	7
Hatton Cross Tube	1.8	6
Tesco Superstore	1.5	4

Google Maps | AA Route Planner



### COMMUNICATIONS PARK

Green Lane  
Heathrow  
TW4 6DL

## VIEWINGS

Strictly by appointment only through the joint sole agents



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