

Units 6&7 TO LET

Industrial/Warehouse units close to Heathrow Airport
10,340 to 20,729 sq ft (960 to 1,925 sq m)

FULLY REFURBISHED

AIRPORT GATE



BATH ROAD | HEATHROW UB7 0NA



FULLY
REFURBISHED
THROUGHOUT



1 MILE TO
HEATHROW
TERMINALS 1, 2 & 3



GENEROUS ON SITE
CAR PARKING WITH
EV CHARGING POINTS



LARGE YARDS
UP TO 38M



UNRESTRICTED
24/7 ACCESS
WITH ANPR BARRIER
ENTRY TO SITE

AIRPORT GATE

BATH ROAD | HEATHROW UB7 0NA

LOCATION

Airport Gate is situated on the northern side of Heathrow Airport. The estate has direct access onto the A4 Bath Road, which runs parallel with Heathrow's Northern Perimeter Road, therefore giving excellent access to Terminals 1, 2 & 3 round to Cargo Terminal as well as Terminals 4 & 5.



The estate is well located close to both Junction 4 of the M4 (via the A408) and Junction 15 of the M25, which are both within a few minutes' drive (Heathrow Spur A408)

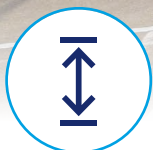


The nearest Underground station is at Heathrow Terminals 2 & 3 (Piccadilly Line) which is 1.3 miles away



Free buses run directly into the Terminals from outside the estate on the Bath Road





8.5M MINIMUM
EAVES HEIGHT



1 NEW LEVEL ACCESS
DOOR PER UNIT



NEW LED
WAREHOUSE LIGHTING



NEW PV
ROOF PANELS



NEW AIR SOURCE
HEAT PUMPS



EXCELLENT
NATURAL LIGHT



FULLY FITTED FIRST
FLOOR OFFICES



SUSPENDED CEILINGS
& RAISED FLOORS

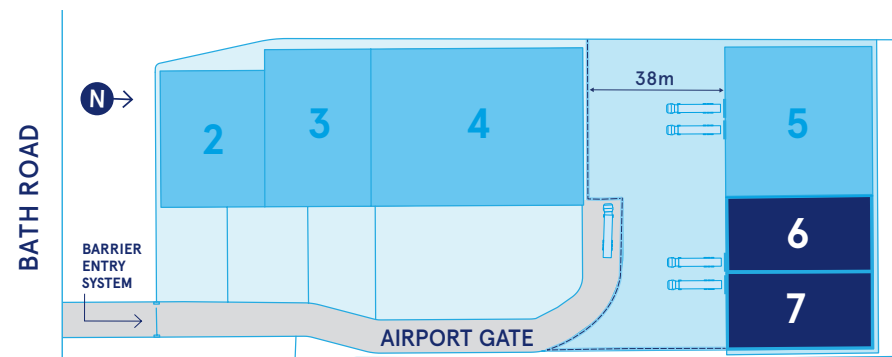
Units 6&7 AIRPORT GATE

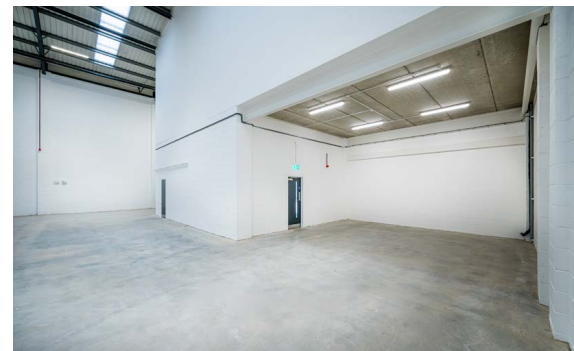
BATH ROAD | HEATHROW UB7 0NA

DESCRIPTION

Units 6 and 7 Airport Gate have been fully refurbished to a high specification (specification available upon request). The units comprise a mid and end terrace of steel portal frame warehouses with steel profile cladding and blockwork elevations.

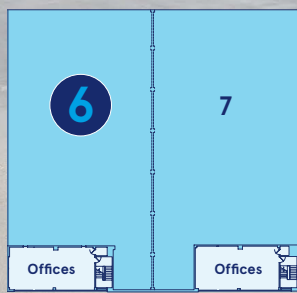
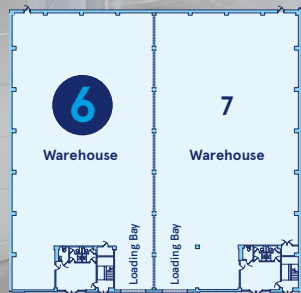
The units have been designed to combine, providing an area of 20,729 sq ft (1,925 sq m).





GROUND FLOOR

FIRST FLOOR



Not to scale. For indicative purposes only.

Unit 6

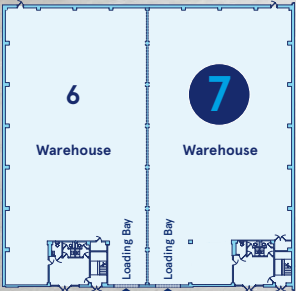
	sq ft	sq m
Ground Floor Warehouse	9,211	855
First Floor Offices	1,129	105
TOTAL	10,340	960
Car parking	16 spaces	

Approximate gross external areas.





GROUND FLOOR



Not to scale. For indicative purposes only.

FIRST FLOOR



Unit 7

	sq ft	sq m
Ground Floor Warehouse	9,270	861
First Floor Offices	1,119	104
TOTAL	10,389	965

Car parking 17 spaces
Approximate gross external areas.



TRAVEL TIMES

Heathrow
Terminals 1, 2 & 3

1.2
miles

M4
Junction 4

1.2
miles

M25
Junction 14

2.5
miles

M4/M25 Junction
Intersection

2.8
miles

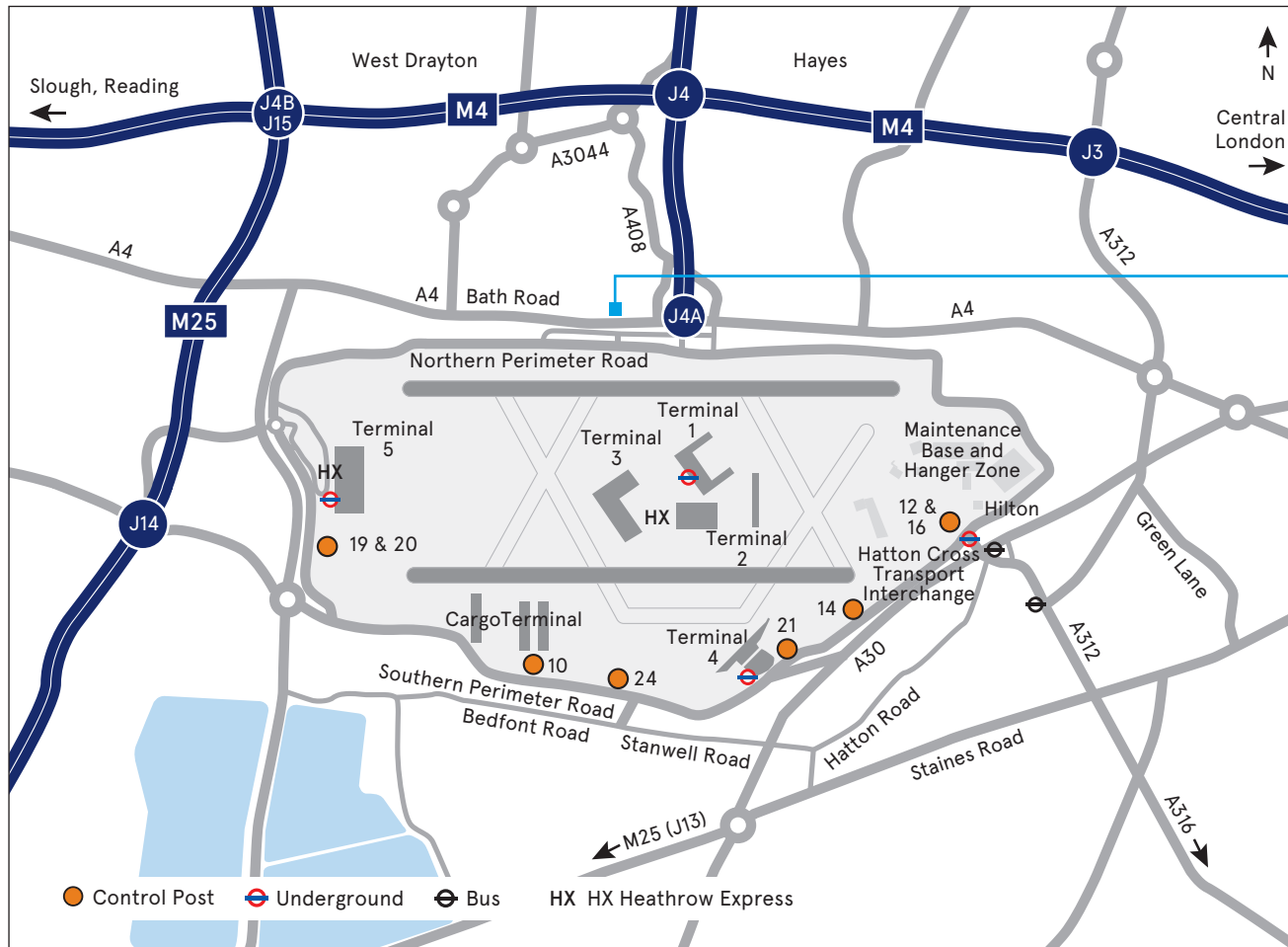
Heathrow
Terminal 5

3.3
miles

Heathrow Cargo
Terminal

4
miles

Source: AA Route Planner



LEASE TERMS

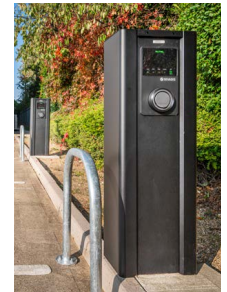
A new Full Repairing and Insuring lease on terms to be agreed.

EPC RATING

EPC A+

**AIRPORT
GATE**

SAT NAV: **UB7 ONA**



VIEWING & FURTHER INFORMATION

For more information, please contact the joint agents:



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