



SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS
FROM 5,793 – 25,742 SQ FT | AVAILABLE NOW

Saxon Way
Trading Estate

Heathrow
UB7 OLW
///Even.Length.Nail





DESCRIPTION

Saxon Way Trading Estate consists of 16 warehouse / industrial units with 24 / 7 access, overnight manned security and the ability to combine units.

Each unit benefits from an open plan warehouse of steel portal frame construction, an electric roller shutter door, 6.9m clear internal height rising to 8.3m, demised loading area with allocated & ample communal parking to the front or side and first floor accommodation.

As part of all refurbishments, units will benefit from new metal clad elevations, windows and fully electric roller shutter doors. New LED lighting will also be installed throughout. Full specification is available on request.



Unit 15



Units 14, 15, & 16

SPECIFICATION



6.9m Clear Internal
Height Rising To 8.3m



Established
Heathrow Estate



Overnight Manned
Security



New LED
Warehouse Lighting



Target EPC
Rating 'B'



New Electric Roller
Shutter Doors



24/7
Access



Ability To
Combine Units



Allocated & Ample
Communal Parking



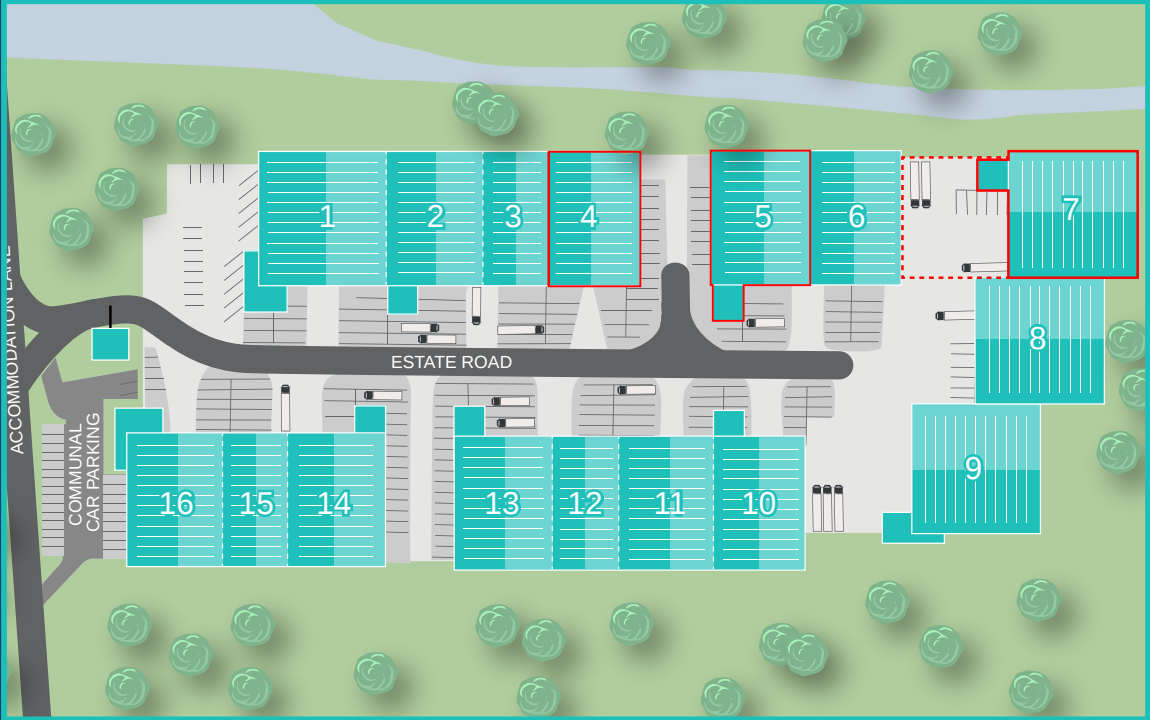
ACCOMMODATION

The units are measured to a Gross External Area as follows:

Unit 4 - AVAILABLE	sq ft	sq m
Warehouse	7,764	721
First Floor Office	744	69
Total	8,508	790

Unit 5 - AVAILABLE Q4 2026	sq ft	sq m
Warehouse	7,675	713
Ground Floor Office	626	58
First Floor Office	619	58
Total	8,920	829

Unit 7 - AVAILABLE Q4 2026	sq ft	sq m
Warehouse	10,267	954
Ground Floor Office	616	57
First Floor Office	1,462	136
Total	12,345	1,147



Unit 4



Unit 4



ACCOMMODATION

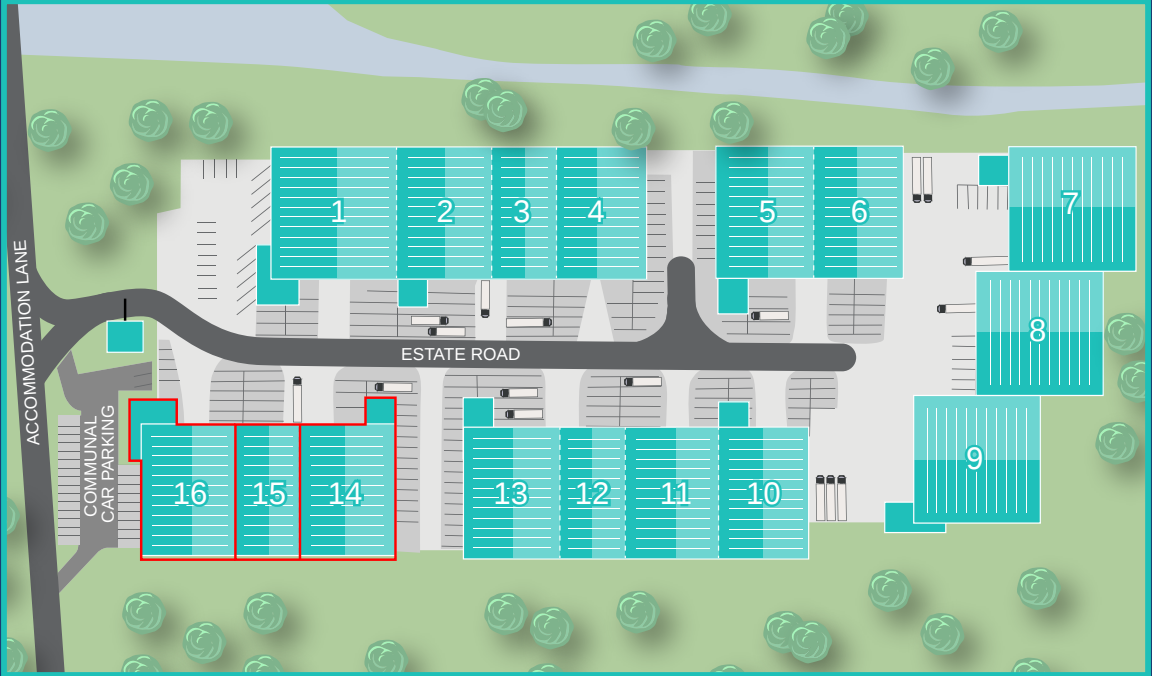
The units are measured to a Gross External Area as follows:

Unit 14 - AVAILABLE	sq ft	sq m
Warehouse	7,678	713
Ground Floor Office	618	57
First Floor Office	602	56
Total	8,898	826

Unit 15 - AVAILABLE	sq ft	sq m
Warehouse	5,112	475
First Floor Office	681	63
Total	5,793	538

Unit 16 - AVAILABLE Q4 2026	sq ft	sq m
Warehouse	7,643	710
Ground Floor Office	1,263	117
First Floor Office	2,145	199
Total	11,051	1,026

Combined Total 14, 15 & 16	25,742	2,390
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GALLERY



Unit 15



Unit 16



Unit 16



Unit 14



LOCATION

Saxon Way is located in Harmondsworth off the Bath Road (via Accommodation Lane), an established warehouse, distribution and industrial area to the North West of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junctions 4B and 5 of the M4, while Heathrow's Cargo Terminal is within a 10 minute drive.

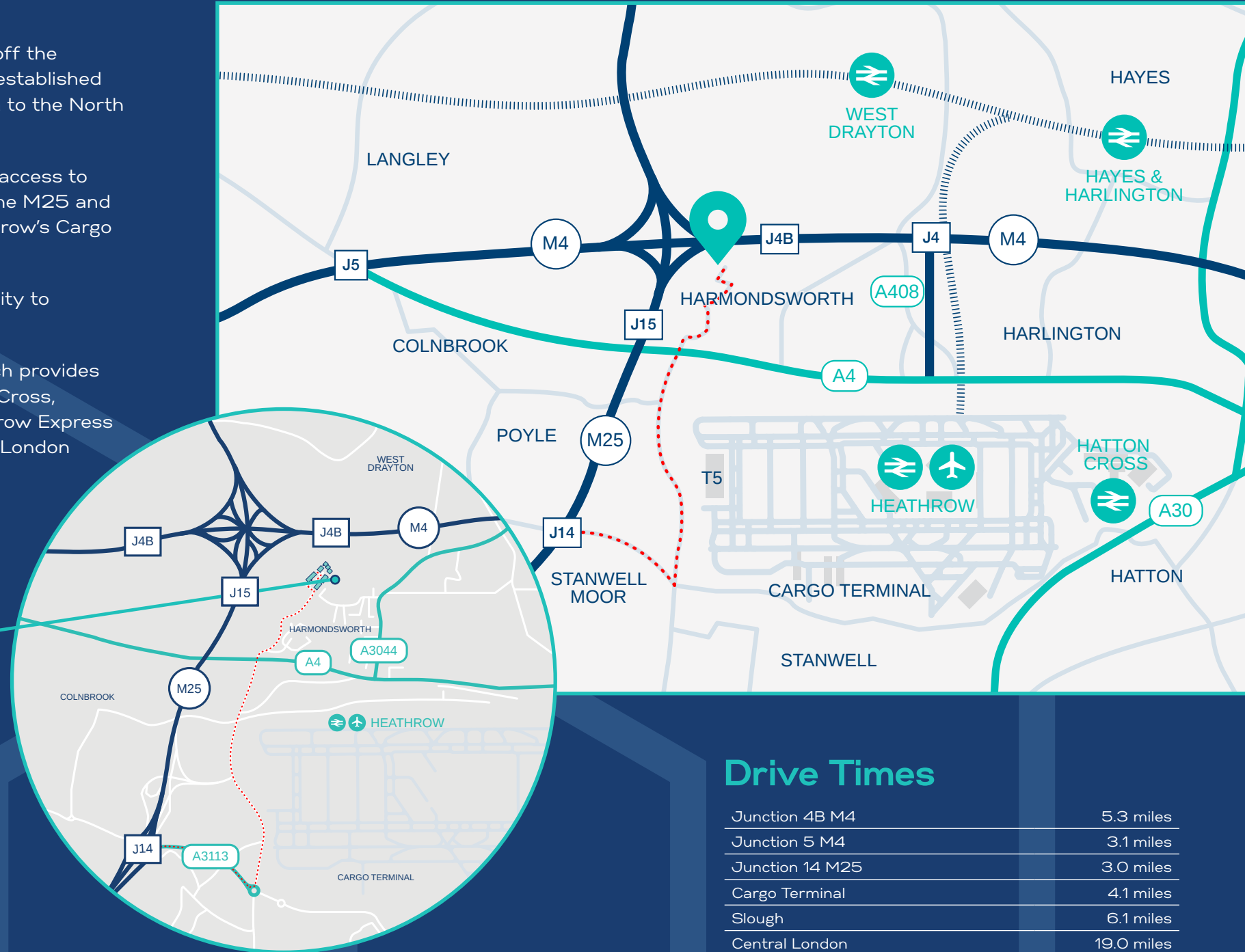
The estate also benefits from close proximity to public transport:

London Underground (Piccadilly Line) which provides services into Central London from Hatton Cross, Terminal 4 and Terminal 5, and The Heathrow Express provides train services from Terminal 5 to London Paddington with a typical journey time of just 15 minutes.

Find on Google UB7 OLW
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Located
approximately
3 miles North
of Heathrow

Source: Google Maps



Drive Times

Junction 4B M4	5.3 miles
Junction 5 M4	3.1 miles
Junction 14 M25	3.0 miles
Cargo Terminal	4.1 miles
Slough	6.1 miles
Central London	19.0 miles

SAXON WAY

LEASE TERMS

Each unit is available on a new fully repairing and insuring lease on terms to be agreed.

VAT

All prices quoted are exclusive of VAT.

EPC

Available on request.

SERVICE CHARGE

The estate runs a service charge which is available on request.

LEGAL COSTS

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

BUSINESS RATES

	Rateable Value
Unit 4	£99,000
Unit 5	£107,488
Unit 7	£158,000
Unit 14	£105,000
Unit 15	£68,000
Unit 16	£146,000

Interested parties are advised to make their own enquiries with Local Authority.

GET IN TOUCH

DTRE

Maddie Moriarty
maddie.moriarty@dtre.com
07545 582 097

Hugh Stanton
hugh.stanton@dtre.com
07730 357 434

logix
PROPERTY

John Pocock
john.pocock@logixproperty.com
07766 072 273

Ben Rowe
ben.rowe@logixproperty.com
07841 460 300

TELSAR

Bal Panesar
bp@telsar.com
07956 212 020

Jack Pay
jp@telsar.com
07411 576 313



SAXON WAY TRADING ESTATE

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