

Great building and yard



71 Town Lane, Stanwell, TW19 7PS

A detached modern warehouse with a large private yard close to Heathrow's Cargo Terminal, the M25, A30 and The Great West Road.

Available Size	3,256 sq ft / 302.49 sq m
Rent	£48,000 per annum including yard
Rates Payable	£11,410 per annum
EPC Rating	D (80)

KEY POINTS

- Easy access to Heathrow / M25
- Modern detached unit with large private yard
- Available on a new lease
- 6m eaves height
- Ideal for air freight warehouse

Location

71 Long lane is situated close to the M25 at Poyle, less than a mile to Heathrow's Southern Perimeter Cargo Terminal and less than half a mile from the A30 leading to Bedfont and The Great West Road / A4 into London. Stanwell village provides easy lunchtime and neighborhood shopping facilities.

Description

The building is mainly single portal frame with an eaves height to the main warehouse of approx 6 metres, a single loading bay and separate pedestrian access to a ground floor visitor reception. The first floor comprises a small mezzanine and a modern office with air conditioning and excellent natural light. To the front is a private enclosed yard for deliveries and parking. This property is NOT suitable for a car workshop, MOT centre, tyre workshop or other such uses which may prove a nuisance to the residential neighbours. The landlord reserves the right to refuse a tenancy to unsuitable businesses.

Terms

Available on a new lease at a rental guide of £48,000 p.a.x. subject to lease length and financial status.

Viewings

For viewings and further information contact Christopher Thomas Tel: 01753 839390 or email ct@chthomas.com

Accommodation

The premises extend to the following approximate areas for guidance only:

Ground Floor 2,264 sq.ft. with part 6 metre eaves height.

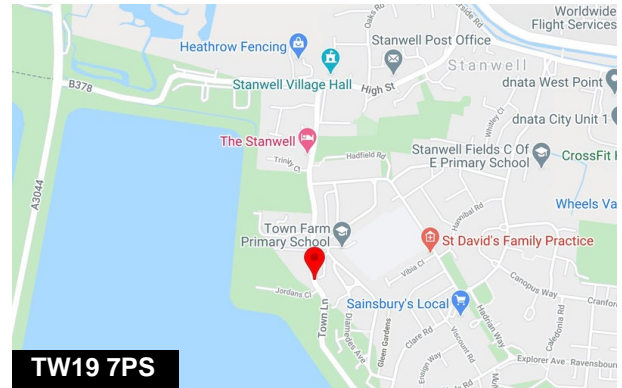
First Floor 992 sq.ft. mainly modern offices and including 226 sq.ft of mezzanine storage.

Total 3,256 sq.ft. approx.

In addition the yard area is approximately 3,400 sq.ft.

Business Rates and EPC

Business Rates Payable are in the order of £11,410. Interested parties should verify with the local authority Spelthorne Council. The premises have an EPC of D:80



Viewing & Further Information

Christopher Thomas

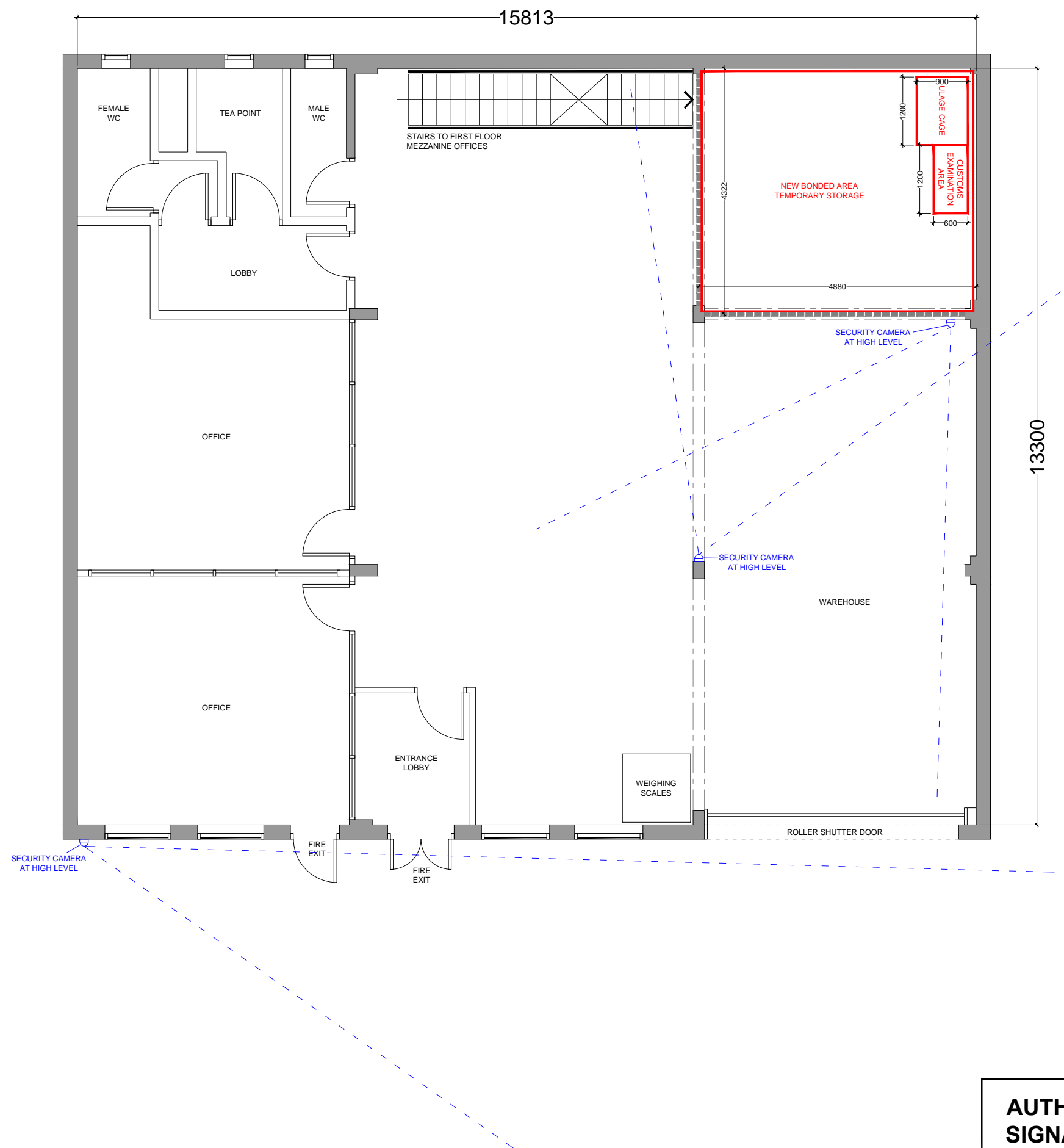
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**HEATHROW IMPORT
CLEARANCE SERVICES
LIMITED**

71 TOWN LANE
STANWELL
MIDDLESEX
TW19 7PS

PROPOSED PLAN

AUTHORISED PERSON :	_____
SIGNATURE :	_____
DATE :	_____