



Unit 8 Airlinks Industrial Estate
Spitfire Way, Heston, Heathrow, TW5 9NR

**Newly Refurbished Industrial /
Warehouse Unit Ready for
Immediate Occupation**

4,940 sq ft

(458.94 sq m)

- Eaves height 5.0m - 6.75m
- 1 x loading door 4.40m (w) x 4.75m (h)
- 12 allocated car parking spaces
- Generous Loading Yard Depth 15m
- 24 Hour On Site Security
- Adjacent to M4 (J3)

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Summary

Available Size	4,940 sq ft
Rent	£25 per sq ft equating to £123,500 per annum exclusive
EPC Rating	A (25)

Location

Airlinks Industrial Estate is located in close proximity to the M4 J3 and A312 providing excellent access to Heathrow Airport, Central London and the M25.

Western International Food Market is located 0.8 miles away and Southall's Elizabeth Line Railway Station is located 1.8 miles away providing fast and frequent train services into London Paddington.

Nearby amenities include Tescos Superstore, Costco and David Lloyd Heston.

Occupiers on the wider estate include Dnata Catering UK, Rail Gourmet and Cotes Brasserie.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Ancillary	3,944	366.41
1st - FF Offices	483	44.87
1st - Storage Mezzanine	513	47.66
Total	4,940	458.94

Specification

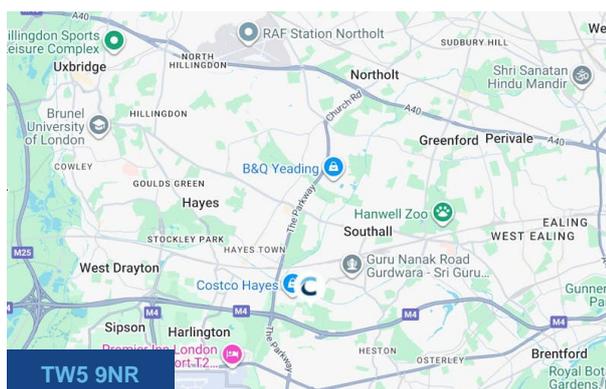
- Newly Refurbished
- Eaves Height 5.0m - 6.75m
- 1 x Loading Door 4.40m (W) x 4.75m (H)
- Fitted Offices with Air Conditioning
- Mezzanine with Forklift Gate
- 3 Phase Power & Gas
- Male/Female W.Cs
- LED Warehouse Lighting
- Generous Loading Yard Depth 15m
- 12 Allocated Car Parking Spaces
- Additional Communal Parking Available
- 24/7 Access and Use
- 24/7 On Site Security
- In close proximity to Heathrow Airport, M4, A312, A4 and M25

Terms

Available by way of a new Full Repairing & Insuring (FRI) Lease on terms to be agreed.

Viewings

Strictly via the joint agents TELSAR and COGENT REAL ESTATE



Viewing & Further Information



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