



**Unit 3 & 4 Airlinks Industrial Estate**  
Spitfire Way, Heston, Heathrow, TW5 9NR

**Double Industrial Warehouse Unit  
To Let on Popular Estate with 24/7  
On Site Security adjacent to M4  
Junction 3**

**9,517 sq ft**

(884.16 sq m)

- Eaves Height 5.0m - 6.75m
- 2 x Loading Doors 4.40m (W) x 4.75m (H)
- Fitted Offices with Central Heating
- Large Double Yard Depth 15m
- 10 Parking Spaces + Communal Parking
- 24/7 Access & Use

# Unit 3 & 4 Airlinks Industrial Estate, Spitfire Way, Heston, Heathrow, TW5 9NR

## Summary

<b>Available Size</b>	9,517 sq ft
<b>Rent</b>	£24 per sq ft equating to £228,408 per annum exclusive
<b>Service Charge</b>	£1.93 per sq ft Service Charge & 24/7 Security
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## 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

Comprising the following Gross External GEA Floor Areas

Name	sq ft	sq m
Unit - Ground Floor - Warehouse / Ancillary	7,552	701.60
Unit - First Floor Office / Kitchenette	1,965	182.55
<b>Total</b>	<b>9,517</b>	<b>884.15</b>

## Specification

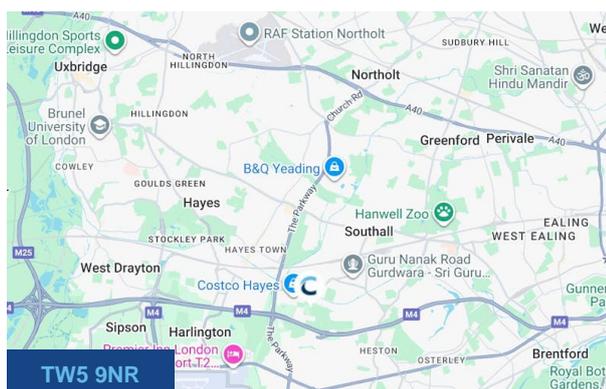
- To Be Refurbished - See Indicative Photos
- Eaves Height 5.0m - 6.75m
- 2 x Loading Door 4.40m (W) x 4.75m (H)
- Fitted Offices with Central Heating & Kitchenette
- 3 Phase Power & Gas
- Male/Female W.Cs
- LED Warehouse Lighting
- Generous Loading Yard Depth 15m
- 10 Allocated Car Parking Spaces
- Additional Communal Parking Available
- 24/7 Access and Use
- 24/7 On Site Security
- In close proximity to Heathrow Airport, M4, A312, A4, M25 and A40

## Terms

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

## Viewings

Strictly by appointment and via the joint agents TELSAR and COGENT REAL ESTATE



## Viewing & Further Information



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