

# To Let

A semi detached unit of circa 30,000 sq ft on an established Heathrow Industrial estate to be extensively refurbished throughout.

- 800kVa
- 33m yard depth
- 6.6m rising to 8.4m eaves
- 2 level access doors
- Clear span space
- 42 parking spaces

### **Unit B1 Parkway**

Cranford Lane, Heston, TW5 9QA

29,209 sq ft

2,713.60 sq m

Reference: #299818

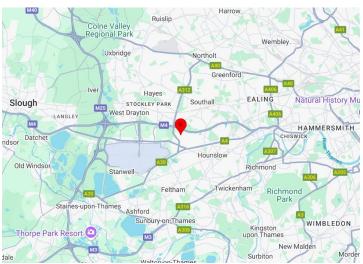


## **Unit B1 Parkway**

#### Cranford Lane, Heston, TW5 9QA







#### Summary

Available Size	29,209 sq ft / 2,713.60 sq m	
Service Charge	Upon application	
Estate Charge	Upon application	
EPC	C (54)	

#### Description

A modern clear span warehouse with two storey open plan offices. The unit is to be fully refurbished and is suitable for warehousing, production, research and development, laboratories or general distribution.

It also benefits from a designated loading area providing 5 articulated lorry spaces, 42 parking spaces and a secure palisade gated compound to the side of the unit.

#### Location

The Parkway estate is positioned on Cranford Lane, an established business location, offering fast, direct access via the A312 to Junction 3 of the M4. Heathrow Airport is only a few minutes away.

M4 J3 - 1 mile
Terminals 1,2 and 3 - 1.8 miles
Terminal 4 - 2.8 miles
Terminal 5 - 3.6 miles
M25 J15 - 4 miles
Cargo Terminal - 4.1 miles
A40 - 5 miles
Central London - 15 miles

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	25,730	2,390.40	Coming Soon
Ground - Offices	1,757	163.23	Coming Soon
1st - Office	1,722	159.98	Coming Soon
Total	29,209	2,713.61	

#### **Viewings**

Strictly through the joint sole agents JLL & Cogent RE

#### Terms

A new lease is available directly from the Landlord for a term by arrangement

#### Sarah Downes

07856 003033 sarah.downes@jll.com

#### **Thomas Bond**

07709 500397

Thomas.Bond@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 28/09/2025





