



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

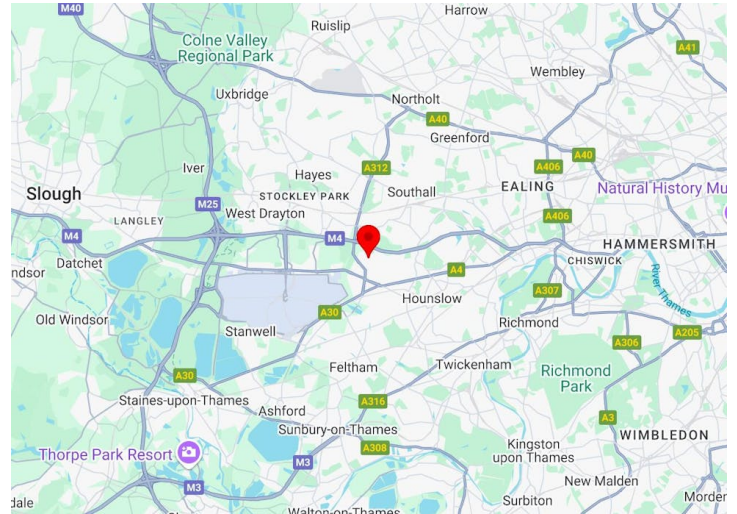
29,209 sq ft

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

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