



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

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

4,752 sq ft

(441.48 sq m)

- Eaves Height 5.0m - 6.75m
- 1 x Loading Door 4.40m (W) x 4.75m (H)
- Fitted Offices with Central Heating
- Yard Depth 15m
- 5 Parking Spaces + Communal Parking
- 24/7 Access & Use
- Available with / without Fitted Racking to Warehouse

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Summary

Available Size	4,752 sq ft
Rent	£24 per sq ft equating to £114,048 per annum exclusive
Service Charge	£1.93 per sq ft Service Charge & 24/7 Security
EPC Rating	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	3,774	350.62
Unit - First Floor Office / Kitchenette	978	90.86
Total	4,752	441.48

Specification

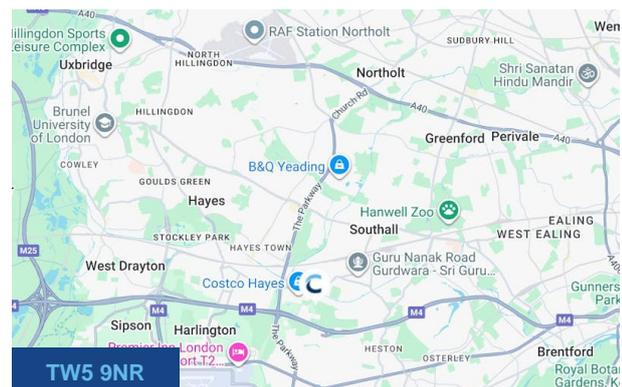
- To Be Refurbished - See Indicative Photos
- Eaves Height 5.0m - 6.75m
- 1 x Loading Door 4.40m (W) x 4.75m (H)
- Fitted Offices with Central Heating & Kitchenette
- 3 Phase Power & Gas
- Male/Female W.Cs
- LED Warehouse Lighting
- Generous Loading Yard Depth 15m
- 5 Allocated Car Parking Spaces
- Additional 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



Tom Lowther

07939 836117

tl@cogentre.co.uk



David Peck

07976 423 611

dp@cogentre.co.uk

Amar Picha (Telsar Limited)

020 8075 1237 | 07426 474470