



## Unit 11, Fairway Trading Estate

Fairway Close, Heathrow, TW4 6BU

### Heathrow Warehouse with Roadside Frontage, Large Shared Yard and 18 Car Parking Spaces

**12,370 sq ft**  
(1,149.21 sq m)

- Undergoing Extensive Refurbishment
- Eaves Height 5.3m > 7.5m
- 1 x Loading Door 7.20m (W) x 4.58m (H)
- Large Secure Shared Yard
- 18 Car Parking Spaces
- 24/7 Access and Use
- Roadside Frontage overlooking Green Lane

## Summary

<b>Available Size</b>	12,370 sq ft
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Location

Fairway Trading Estate is within close proximity to Heathrow Airport and Cargo Terminal. The estate fronts Green Lane which is accessed off the A312 and A315. The M3 and M4 motorways are within 4 miles.

Feltham and Hounslow Town Centres are both within easy reach. Feltham Railway Station is approximately 1.5 miles away, Hatton Cross and Hounslow West (both Piccadilly) underground stations are within 2 miles.

## Accommodation

Comprising the following GEA Gross External Floor Areas:

Name	sq ft	sq m
Unit - Warehouse / Ancillary	10,576	982.54
Unit - First Floor Office	1,794	166.67
<b>Total</b>	<b>12,370</b>	<b>1,149.21</b>

## Specification

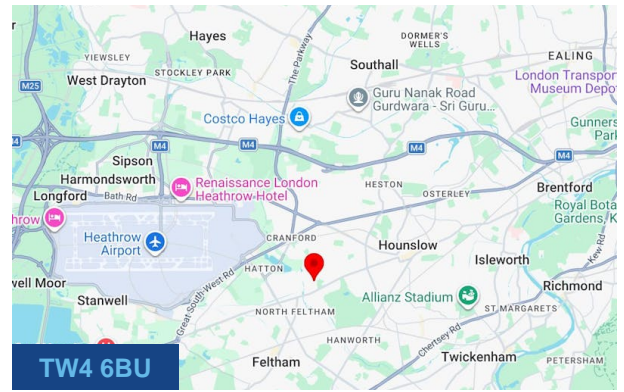
- Undergoing Extensive Refurbishment
- Eaves Height 5.3m > 7.5m
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- Roadside Frontage overlooking Green Lane
- Large Secure Shared Yard
- 18 Carparking Spaces
- 24/7 Access & Use
- First Floor Office
- WCs & Kitchenette
- PV Solar Roof Panel System
- Targeting EPC "A"
- Estate CCTV
- In Close Proximity to A312, M4 and Heathrow Airport

## Terms

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

## Viewings

Strictly by appointment via the joint sole agents LOGIX PROPERTY and COGENT REAL ESTATE.



## Viewing & Further Information



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### **Ben Rowe (Logix Property)**

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