



To Let

Modern Industrial / Warehouse Premises with immediate access to A312 and M4 Motorway (J3) in well established Heathrow Location

- Newly refurbished
- Eaves height 6m to 8.1m
- Electric loading door 5m (H) x 3.5m (W)
- Purpose built first floor offices
- Large shared HGV friendly yard
- On secure gated estate
- Ready for immediate occupation

Unit 5, Aerodrome Way

Cranford Lane, Heston, TW5 9QB

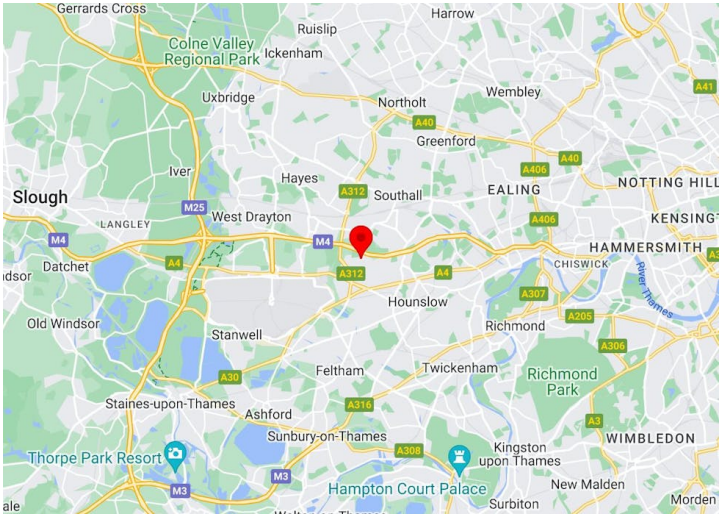
11,481 sq ft

1,066.62 sq m

Reference: #194994

Unit 5, Aerodrome Way

Cranford Lane, Heston, TW5 9QB



Summary

Available Size	11,481 sq ft / 1,066.62 sq m
EPC	C (56)

Location

Aerodrome Way Industrial Estate provides a mixed used business environment strategically located close to major communication routes and Heathrow Airport.

The estate is located just off Cranford Lane, immediately south east of Junction 3 of the M4 motorway, providing excellent access to Central London, the M25 and the wider national motorway network.

The location also offers excellent access to Heathrow Airport, located only 3.5 miles to the south west. Hounslow West London Underground Station (Piccadilly Line) is within two miles of the premises, providing a regular service to Heathrow Airport and Central London and the extensive and regular bus services in the area are also in close proximity.

Occupiers include The Furniture Union, IT Way Transgroup, Compac UK, TVVS, Pacific Seafood and Tragopan Security who also monitor security on the estate.

Local amenities include Bulls Bridge Tesco Superstore & Petrol Station, Costco Hayes and David Lloyd Fitness Centre Heston. Western International Market (one of the largest wholesale markets in London) is located less than a mile away to the north.

Accommodation

Description	sq ft	sq m
Warehouse	11,481	1,066.62
Total	11,481	1,066.62

Specification

- 6.04m to underside of haunch, rising to 8.1m at the apex
- Electric loading door 5m (H) x 3.5m (W)
- Clear span warehouse space with LED lighting
- Fully refurbished office at first floor with LED lighting
- Ground floor reception area with male and female WCs
- Three phase electricity and gas connection
- Fitted with intruder / fire alarms and CCTV system
- Electric security shutters
- Large shared HGV friendly yard
- 6 Allocated Parking Spaces
- Secure gated estate with on site security

Terms

Unit 5 is available by way of a new full repairing and insuring lease on terms to be agreed.

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