

Unit 6, Airlinks Industrial Estate, Spitfire Way, Heston, TW5 9NR

4,791 sq ft (445.10 sq m)

- Eaves Height 5 to 6.75m
- 4.4m High Electric Loading Door
- Purpose Built Offices
- Large Service Yard
- Generous Parking
- 24 Hour Manned Security



Well Established Industrial Location With Immediate Access To The A312 and M4 J3

Location

Airlinks Industrial Estate is a well established multi-let industrial estate located to the north-east of Heathrow Airport close to Junction 3 of the M4 motorway and the A312.

Comprising 481,000 sq ft of warehouse space across 47 units the estate benefits for 24/7 access, 24 hour on site security, CCTV and on site catering facilities.

Being minutes away for the M4 and A312 the estate benefits from excellent access to Central London, Heathrow Airport and the M25. Southall Railway Station is also located 1 mile away where trains can be taken to London Paddington. Western International Market is also located less than a mile away.

Other occupiers include Dnata Catering UK, Rail Gourmet, DSI Foods, Interair, UDS, RDH Packing and Delahaye.

Description

Unit 6 is a fully refurbished mid terrace industrial/warehouse unit of steel portal frame construction with part brick / part profile clad elevations beneath an insulated pitched roof. The unit also benefits from purpose built offices arranged over ground and first floor.

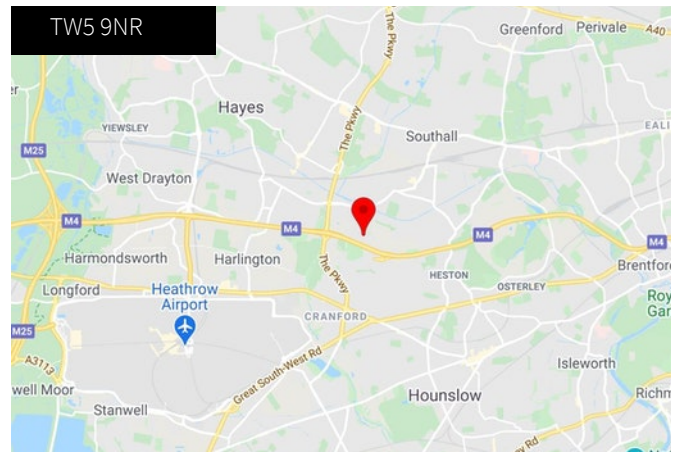
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition to provide the following Gross External GEA Floor Areas:

Description	Sq ft	Sq m
GF Warehouse/Reception	3,800	353.03
FF Offices	991	92.07
Total	4,791	445.10

Specification

- 5 - 6.75m to Eaves
- Door 4.75m w x 4.39m h
- 3-phase power and gas connection
- Translucent roof lights
- New LED lighting to warehouse
- Suspended ceilings
- Central heating
- New LED PIR sensor lighting
- Generous loading yard and car parking
- Additional communal parking spaces on site



EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Viewing & Further Information

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