



# 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

## Unit 4, Aerodrome Way

Cranford Lane, Heston, TW5 9QB

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**11,476 sq ft**

1,066.16 sq m

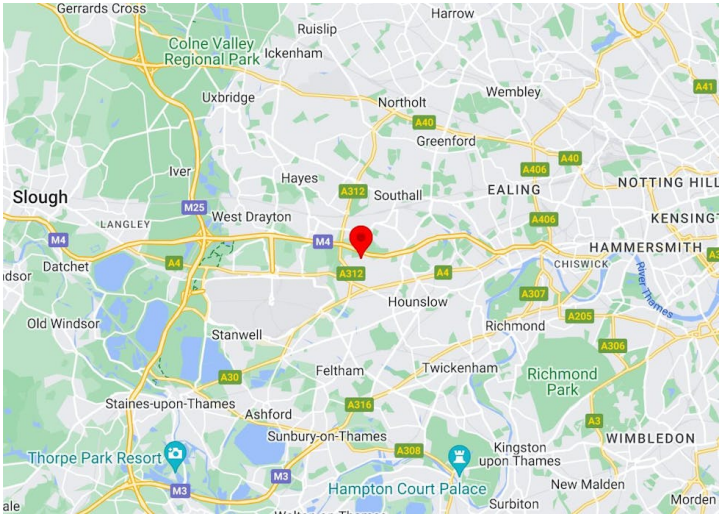
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**Reference: #217355**



# Unit 4, Aerodrome Way

Cranford Lane, Heston, TW5 9QB



### Summary

Available Size	11,476 sq ft / 1,066.16 sq m
EPC	D (93)

### Accommodation

Description	sq ft	sq m
Unit 4	11,476	1,066.16

### 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

### 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
- Large shared HGV friendly yard
- 6 Allocated Parking Spaces
- Secure gated estate with on site security

### Terms

Unit 4 is available by way of a new full repairing and insuring lease on terms to be agreed.

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