

# To Let

## Industrial/Logistics 35,000 - 37,000 sq ft GIA

Unit 5 & 6, Summit Centre, Skyport Drive, Heathrow, London, UB7 0LJ



### Summary

- Warehouse / Industrial Units
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 35,000 - 37,000 sq ft GIA
- Rent: Available on Request

### Highlights

- Prominently located on the Bath Road (A4) at Heathrow close to the Northern Perimeter Road
- Excellent access to Passenger Terminals 1, 2, 3 & 5

## Location

Summit Industrial Centre is prominently located on the Bath Road (A4) at Heathrow, close to the Northern Perimeter Road. The location offers excellent access to Passenger Terminals 1, 2, 3 and T5, as well as the Cargo Terminal to the South.

## Availability

### Accommodation Approx GIA

	Unit 5	Unit 6
Ground floor warehouse	27,534 sq ft	29,675 sq ft
First floor office	2,444 sq ft	7,842 sq ft
	34,348 sq ft	37,517 sq ft
TOTAL	(3,191 sq m)	(3,485 sq m)

## Rents

Upon application.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment by the sole agents.

## Energy Performance Rating

This property has been graded as 66(C).

## Rent

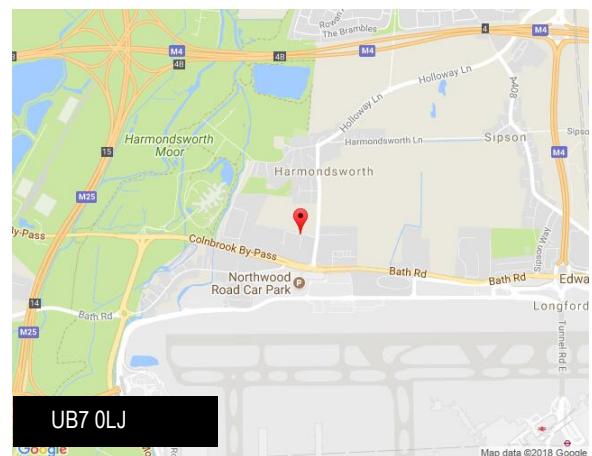
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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### Joint Agents

#### John Pocock (Aspect Property Consultants)

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#### Alex Kington (Aspect Property Consultants)

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**SUMMIT**  
INDUSTRIAL CENTRE

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WAF  
UND  
UNIT  
TO 7

UNIT  
HAR  
UB7



# SUMMIT

INDUSTRIAL CENTRE

The Summit Industrial Centre, an industrial / warehouse scheme with units available to let from 21,926 to 71,865 sq ft. Strategically located just to the north of Heathrow Airport with roadside prominence to the A4 Bath Road. The Summit Industrial Centre offers excellent access to Terminals 1 – 3 and T5 as well as the Cargo Terminal to the South, all of which are located only minutes away.

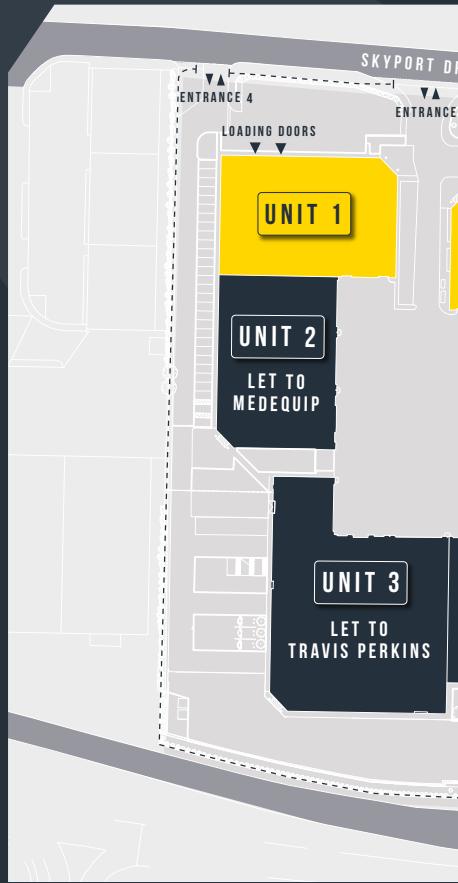


## SPECIFICATION

- Prominent location
- 6m clear height to warehouses
- Electric loading doors
- Male / female WCs
- Generous parking for each unit
- To be refurbished

## SITE IMPROVEMENTS

The Landlord proposes to improve commercial vehicle access to the estate. This allows units 1 and 6 to have dedicated yards to the north facing Skyport Drive.



## ACCOMMODATION

	UNIT 1	UNIT 5	UNIT 6
GROUND FLOOR WAREHOUSE	19,482 SQ FT	27,534 SQ FT	29,675 SQ FT
FIRST FLOOR OFFICE	2,444 SQ FT	6,814 SQ FT	7,842 SQ FT
<b>TOTAL</b>	<b>21,926 SQ FT (2,037 SQ M)</b>	<b>34,348 SQ FT (3,191 SQ M)</b>	<b>37,517 SQ FT (3,485 SQ M)</b>

Available accommodation is measured on a Gross Internal Floor Area (GIA) basis.



SAT NAV: UB7 0LJ



## PEAK POSITION

<b>M25 - Junction 14</b>	<b>1.4 miles</b>
<b>M4 - Junction 4</b>	<b>2.1 miles</b>
<b>Passenger Terminals 1-3</b>	<b>2.5 miles</b>
<b>T5 Tube Station</b>	<b>3.3 miles</b>
<b>Terminal 5</b>	<b>3.5 miles</b>
<b>Cargo Terminal</b>	<b>3.9 miles</b>

Source: Google Maps 2016



### MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTION ACT 1991

Jones Lang LaSalle, Aspect and Hermes, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied as statements or representations of fact. (ii) Floor area measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply that the property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. 10/16

### "Responsible Property Investment" ("RPI")

Hermes Real Estate defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets". See also [www.hermes.co.uk/real\\_estate/real\\_estate\\_rpi\\_challenges.htm](http://www.hermes.co.uk/real_estate/real_estate_rpi_challenges.htm) This property has been developed recognising this policy. Hermes Real Estate encourages its Occupiers to embrace its RPI policy." "Lease Code: Follow the [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) Hermes Real Estate is a member of the Commercial Landlords Accreditation Scheme and has pledged to follow the Code for Leasing Business Premises in England and Wales December 2016