

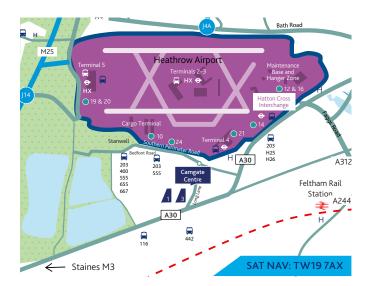
To Let Unit 3 Camgate Centre Long Lane, Heathrow TW19 7AX

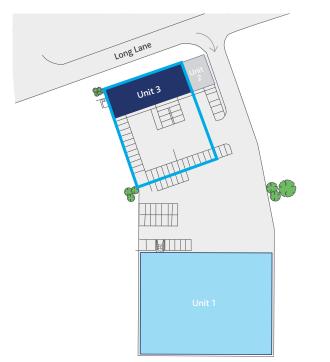
Modern industrial / warehouse unit - To be refurbished 5,407 sq ft (502.3 sq m)





aiput.co.uk





Key features of Units 3



3x loading door

7	5	\gtrsim	
	1		}
			e close athrow

Ground

floor offices



Large dedicated yard



Key travel distances



Camgate Centre

The Camgate Centre is located immediately to the south of Heathrow Airport on Long Lane, Stanwell within very close proximity to the Southern Perimeter Road and Cargo Terminal.

The opportunity

The unit comprises a modern, detached unit of steel portal frame construction with brick/block and profile metal clad elevations. Refurbished offices are located on the ground floor, benefiting from full carpeting, suspended ceilings, recessed lighting, male and female WCs on both floors, and a kitchen.

The warehouse has 3 level access loading doors, high bay lighting and 5.2 metre eaves height. The unit is served by a large dedicated yard area and parking for a minimum of 20 cars.

Energy Performance Certificate

Available upon request

Leasing Terms

The unit is available on a new full Repairing and Insuring lease, on terms to be agreed

Accommodation	sq ft	sq m
Ground Floor Warehouse	4,667	433.6
Ground Floor Offices	740	68.7
Total	5,407	502.3

Gross Internal Measurements



For more information or to arrange a viewing please contact:

Melinda Cross Melinda.Cross@eu.jll.com 020 0823 2591 Jamie Catherall Jamie.Catherall@dtre.eu 020 3328 9097 David Peck dp@cogentre.co.uk 020 3369 4000

These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. All prices and rents are quoted exclusive of VAT unless otherwise stated. AIPUT is managed by Aberdeen Asset Management PLC group of companies. Issued by Aberdeen Asset Managers Limited which is authorised and regulated by the Financial Conduct Authority in the United Kingdom. February 2018.