

# To Let

## Unit 3

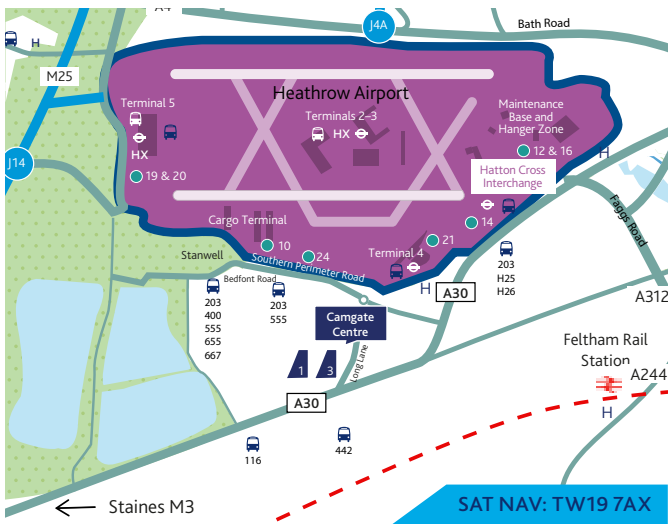
### Camgate Centre

### Long Lane, Heathrow TW19 7AX

Modern industrial / warehouse unit - To be refurbished

5,407 sq ft (502.3 sq m)





## Key travel distances

Cargo Terminal

1.4 miles

M25 J14

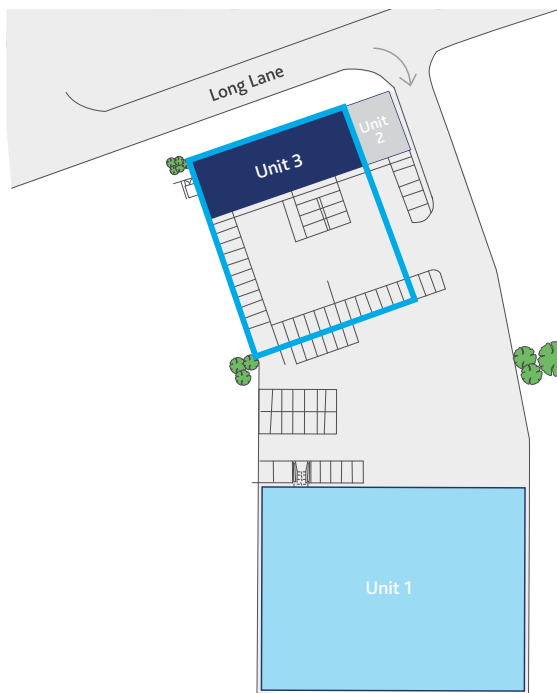
3.5 miles

Terminal 4

1.5 miles

M4 J4A

4.9 miles



## 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
<b>Total</b>	<b>5,407</b>	<b>502.3</b>

Gross Internal Measurements

## Key features of Units 3



5.2m eaves height



Strategic estate close to M25 and Heathrow



Large dedicated yard



3x loading doors



Ground floor offices



20 car parking spaces