

To Let

Plot 2 Link Park, Thorney Mill Road, Heathrow, UB7 7EZ

111,862 sq ft

- SECURE OPEN STORAGE SITE

 **LINK PARK
HEATHROW**

SECURE OPEN STORAGE PLOTS

TO LET

THORNEY MILL ROAD ■ UB7 7EZ

15,000 - 373,000 SQ FT



Location

The site occupies a prominent location on Thorney Mill Road which links West Drayton the east and Langley/Slough to the west, and provides access to both Junctions 4&5 of the M4 Motorway, and in turn to Junction 15 of the M25 Motorway.

Additionally, West Drayton train station provides regular services into London Paddington (25 minutes) as well as Reading (35 minutes) and onto Bristol (1 hour 50 minutes).

Furthermore London Heathrow, the world's busiest airport, is situated 4 miles to the south east of West Drayton.

Specification

A substantial steel portal framed warehouse building of brickwork construction to a pitched roof. The building is situated on a large securely gated site and benefits from palisade fencing.

Travel Distances

Heathrow Airport (Terminals 1, 2 & 3)	4.6 miles
M40 (Junction 1)	5.5 miles
M4 (Junction 5)	3.6 miles
M25 (Junction 16)	8 miles
Heathrow Cargo Terminal	7.6 miles

Source AA Maps

Amenities

- Fully fenced secure yard
- 3 phase electricity and mains water
- On site security
- Hard standing ground
- Mains water
- Securely gated estate entrance

Business Rates

Available on request.

Service Charge

Available on request

EPC

Available upon request.

Rent

Available on Request



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LINK PARK HEATHROW

SECURE

THORNEY MILL ROAD ■ UB7 7EZ

FLEXIBLE TERMS
ALL INCLUSIVE RENTS

LET



LINK PARK HEATHROW

THORNEY MILL ROAD
HEATHROW • UB7 7EZ

DESCRIPTION

An opportunity to lease fully secured self-contained storage plots benefiting from electric and mains water supply. Link Park benefits from CCTV, on site evening security lighting.

LINK PARK – Heathrow, benefits from B8 use.

A RARE OPPORTUNITY TO LEASE STRATEGICALLY LOCATED SECURE OPEN STORAGE PLOTS

LOCATION

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Additionally West Drayton train station provides regular services into London Paddington (25 minutes) as well as Reading (35 minutes) and onto Bristol (1 hour 50 minutes).

Furthermore London Heathrow, the world's busiest airport, is situated 4 miles to the south east of West Drayton.

TRAVEL DISTANCES

	MILES
Heathrow Airport (Terminal 1,2 & 3)	4.6
M40 (Junction 1)	5.5
M4 (Junction 5)	3.6
M25 (Junction 16)	8
Heathrow Cargo Terminal	7.6

Source: AA Maps



Link Park is within close proximity to West Drayton mainline station, home to the new Elizabeth Line. From December 2019, when the full route opens, up to six Elizabeth Line services an hour will serve West Drayton station, allowing passengers to travel right through Central London without having to change trains.

Misrepresentation

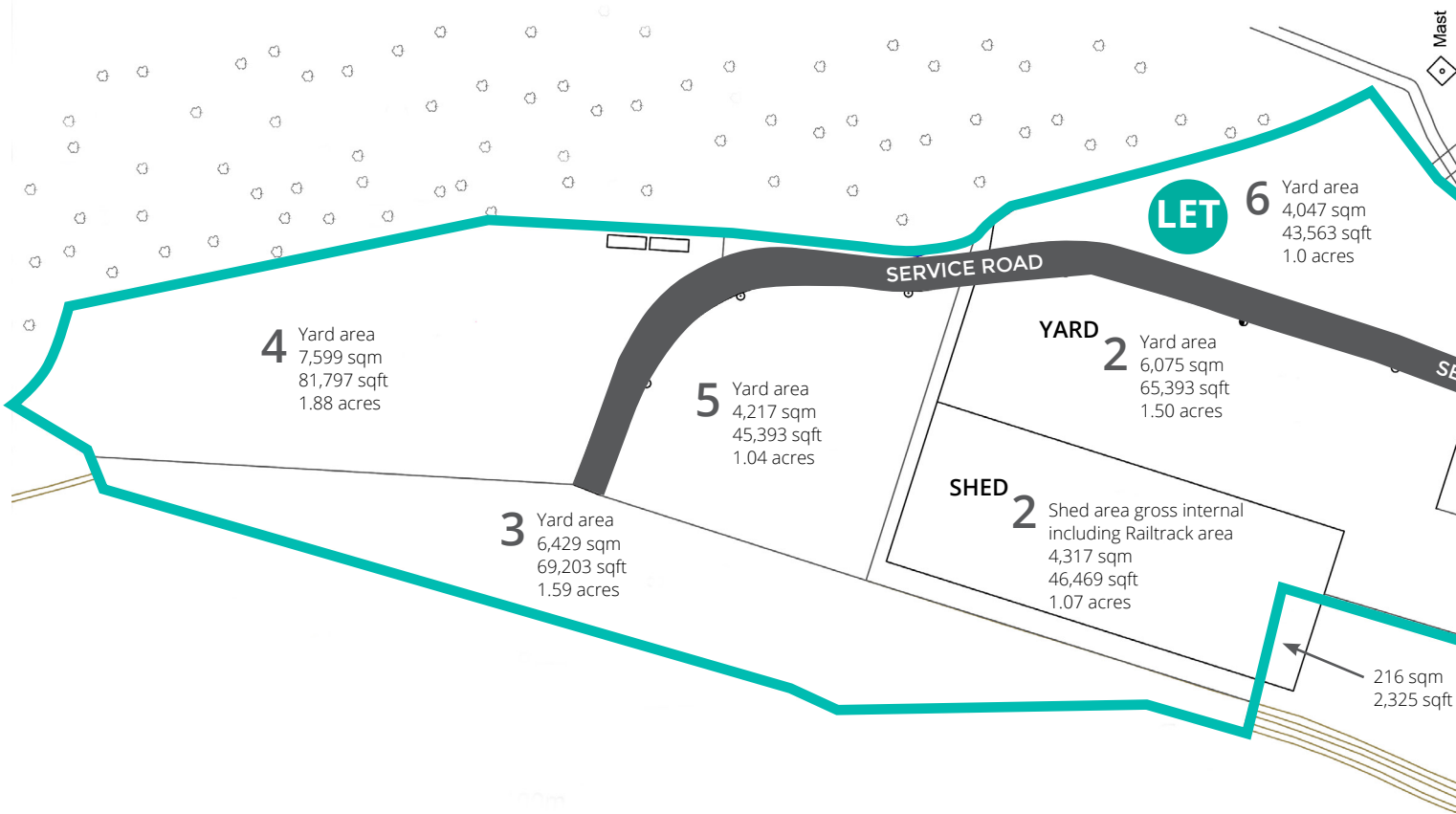
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VIEWING

Strictly by appointment with joint sole agents.



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