

# To Let

## Unit 8, Airlinks Industrial Estate, Spitfire Way, Heston, TW5 9NR

4,803 sq ft (446.21 sq m) GEA

- TO BE REFURBISHED
- Generous Loading Yard and Parking
- Purpose Built Offices
- 24/7 Access 24/7 Security
- Excellent Transport and Communication Links



## Location

Airlinks Industrial Estate is a well established multi-let industrial estate located to the north-east of Heathrow Airport close to Junction 3 of the M4 motorway and the A312. Comprising 481,000 sq ft of warehouse space across 47 units the estate benefits for 24/7 access, 24 hour on site security, CCTV and on site catering facilities.

Being minutes away for the M4 and A312 the estate benefits from excellent access to Central London, Heathrow Airport and the M25.

Southall Railway Station is also located 1 mile away where trains can be taken to London Paddington. Western International Market is also located less than a mile away. Other occupiers include Alpha LSG Ltd, Sharps Brewery, Euro Bathrooms, Interair, TNT, Hermes Parcelnet and Plane Catering.

## Description

Unit 8 is a mid terrace industrial/warehouse unit of steel portal frame construction with part brick / part profile clad elevations beneath an insulated pitched roof. The unit also benefits from purpose built offices arranged over ground and first floor.

Warehouse	Offices	External
<ul style="list-style-type: none"><li>Roller Shutter w 4.75m h 439m</li><li>3-phase power and Gas connection</li><li>Translucent Roof Lights</li><li>New LED Lighting to Warehouse</li><li>5 - 6.75m to Eaves</li></ul>	<ul style="list-style-type: none"><li>Suspended Ceilings</li><li>Central heating</li><li>Recently decorated throughout</li><li>New LED PIR sensor lighting</li></ul>	<ul style="list-style-type: none"><li>Generous Loading Yard and Car Parking</li><li>Additional communal parking spaces on site</li></ul>

## Accommodation

All areas are approximate and measured on a Gross External basis

Unit 8	sq m	sq ft
Ground Floor	352	3,787
First Floor Offices	94	1,016
<b>Total</b>	<b>446</b>	<b>4,803</b>

## EPC

This property has been graded as 123 E.

## Rent

Available on Request



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