

# LINK PARK HEATHROW

ALL INCLUSIVE RENTS

# TO LET

THORNEY MILL ROAD ■ UB7 7EZ

20,731 - 81,797 SQ FT

LAST 3 PLOTS REMAINING



4

5 LET

3  
UNDER OFFER



2 LET



6 LET

6A



7 LET



1A LET

1

THORNEY MILL ROAD

# LINK PARK HEATHROW

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HEATHROW • UB7 7EZ

## DESCRIPTION

An opportunity to lease fully secured self-contained storage plots benefiting from 3 phase electric and mains water supply. Link Park benefits from CCTV, on site evening security and estate lighting.

There is the availability of a rail head connecting to the new Elizabeth mainline which provides access to London Paddington and South Wales.

## SPECIFICATION

- Fully Fenced Secure Plots
- 3 Phase Electric & Mains Water
- On Site Security
- Hard Standing Ground
- Mains Water
- Securely Gated Estate Entrance

A RARE OPPORTUNITY TO LEASE STRATEGICALLY LOCATED SECURE OPEN STORAGE PLOTS

LAST 3 PLOTS REMAINING

## LOCATION

The site occupies a prominent location on Thorney Mill Road which links West Drayton to 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.

## 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.

## ACCOMMODATION

Area	Sq Ft	Sq M
Plot 1	25,333	2,372.07
Plot 1A	LET	
Plot 2	LET	
Plot 3	UNDER OFFER	
Plot 4	81,797	7,599
Plot 5	LET	
Plot 6	LET	
Plot 6A	20,731	1,926
Plot 7	LET	

## TENURE

Flexible terms available on full repairing and insuring basis.

## RENT

On Application

## Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.

## VIEWING

Strictly by appointment with joint sole agents.



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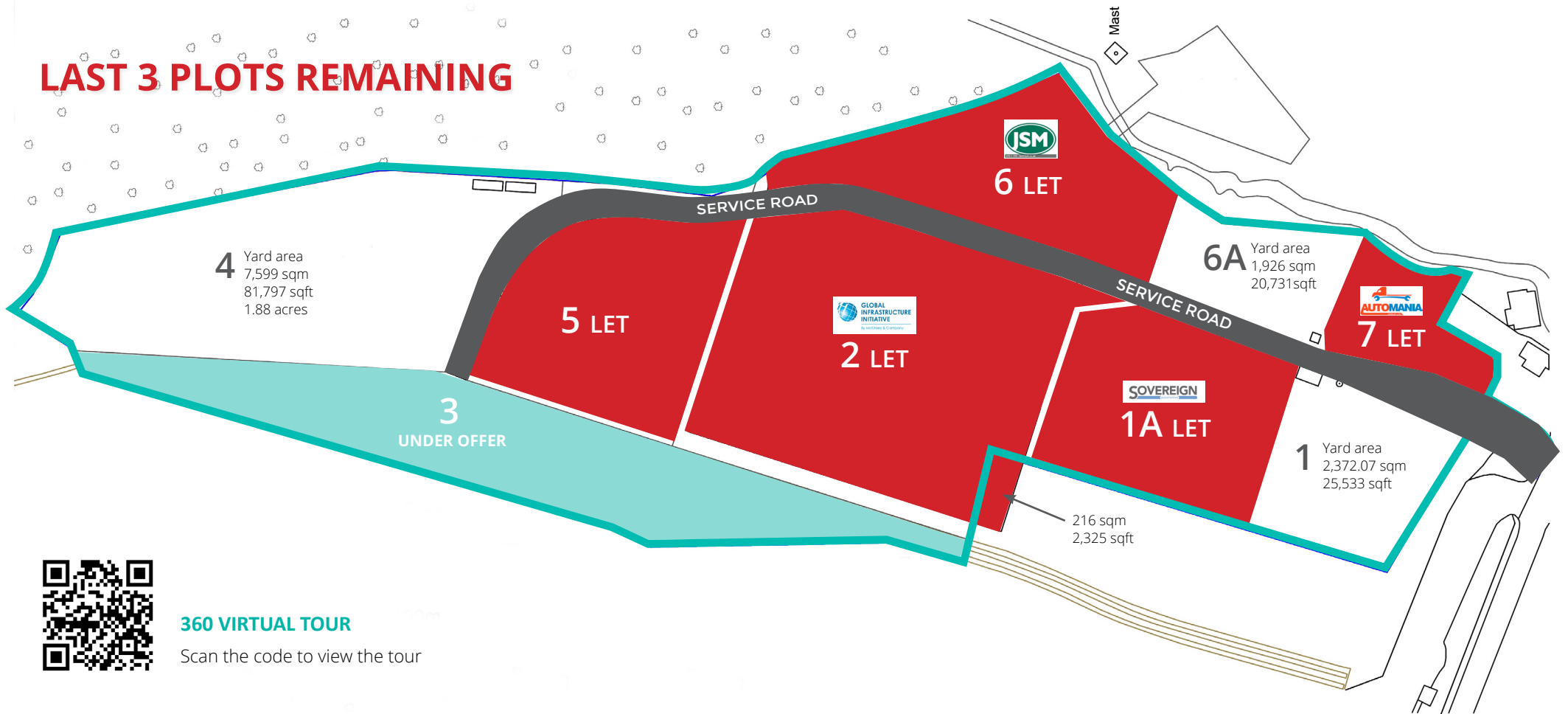


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Plots can be adjusted to suit occupier's requirement

### LAST 3 PLOTS REMAINING



**360 VIRTUAL TOUR**

Scan the code to view the tour

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