

To Let

Unit 3 Airlinks Industrial Estate, Spitfire Way, Heston, TW5 9NR

4,765 sq ft (442.68 sq m) GEA

- TO BE REFURBISHED (INDICATIVE PHOTO)
- 24/7 ACCESS, USE AND SECURITY
- GENEROUS LOADING YARD AND PARKING
- PURPOSE BUILT OFFICES
- EXCELLENT TRANSPORT LINKS CLOSE TO A312 AND M4 MOTORWAY



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 3 is a fully refurbished 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">Roller Shutter w 4.75m h 439m3-phase power and Gas connectionTranslucent Roof LightsNew LED Lighting to Warehouse5 - 6.75m to Eaves	<ul style="list-style-type: none">Suspended CeilingsCentral heatingRecently decorated throughoutNew LED PIR sensor lighting	<ul style="list-style-type: none">Generous Loading Yard and Car ParkingAdditional communal parking spaces on site

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition to provide the following Gross External GEA Floor Areas.

Unit 3	sq m	sq ft
Ground Floor	350.98	3,778
First Floor Offices	91.69	987
Total	442.67	4,765

Legal Costs

Each party to be responsible for their own legal costs incurred.

EPC

Available upon request.

Rent

Available on Request



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