

# To Let

## **Unit 1 The Camgate Centre, Long Lane, Stanwell , Heathrow, TW19 7AX**

27,607 sq ft (2,564.77 sq m) GIA

- TO BE REFURBISHED
- 4 Electric loading doors
- Extensive yard area & more than 0.5 acres
- 26 car parking spaces
- Self contained site



## Location

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 Terminals.

## Description

The unit comprises a modern, detached unit of steel portal frame construction with brick/block and profile metal clad elevations. Offices are located on ground and first floors, benefitting from full carpeting, suspended ceilings, recessed lighting, male and female WCs on both floors, and a kitchen.

The warehouse has 4 electric up and over roller shutter doors, high bay lighting and minimum 6.1 metre eaves rising to 8.9m at the ridge.

The unit is situated on a large self contained site with and extensive concreted 43m deep yard and has parking for a minimum of 26 cars.

## Accommodation

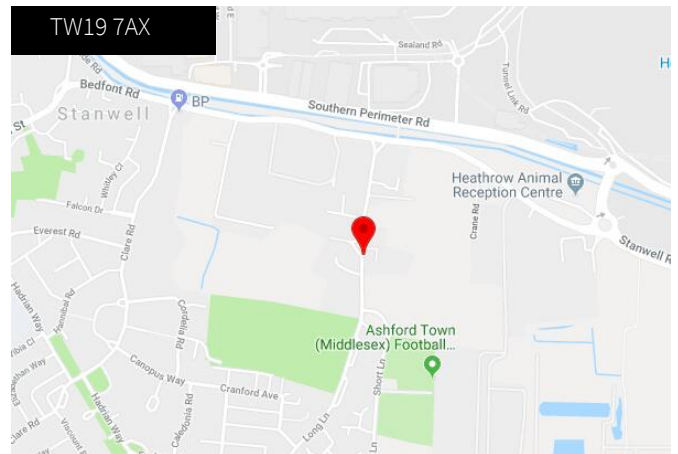
Description	Sq ft
Warehouse	24,256
Ground & First Floor Offices	3,351
<b>Toatl (GIA approx)</b>	<b>27,607</b>

## EPC

Available upon request.

## Rent

Available on Request



## Contacts

### JLL

**Tom Lowther**

+44 (0)207 087 5374

Tom.Lowther@eu.jll.com

### JLL

**Sarah Downes**

+44 (0)208 283 2525

sarah.downes@eu.jll.com

### Dowley Turner Real Estate

**Jamie Catherall**

jamie.catherall@dtre.eu

### COGENT REAL ESTATE

**David Peck**

dp@cogentre.co.uk

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# To Let

## Unit 1

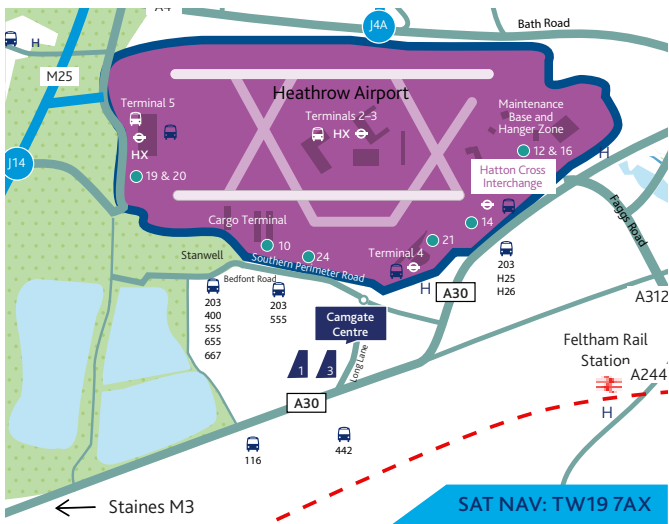
### Camgate Centre

### Long Lane, Heathrow TW19 7AX

Modern industrial / warehouse unit with large secure yard - To be refurbished

27,607 sq ft (2,564.7 sq m)





## Key travel distances

Cargo Terminal

1.4 miles

Terminal 4

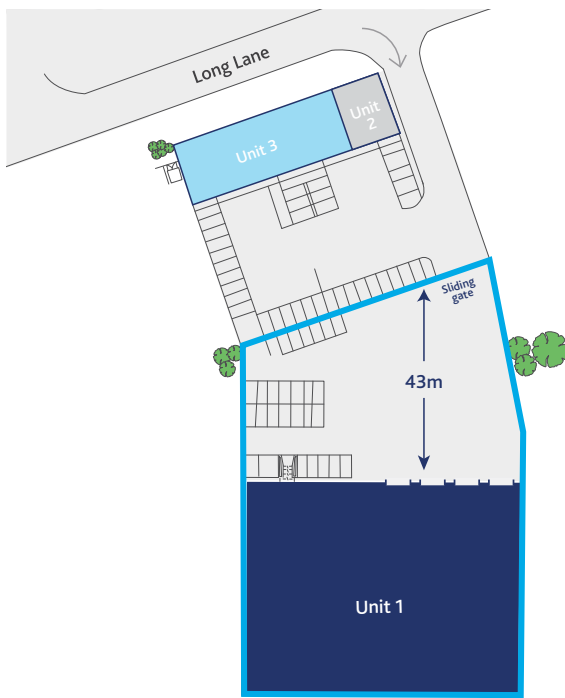
1.5 miles

M25 J14

3.5 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. Offices are located on ground and first floors, benefitting from full carpeting, suspended ceilings, recessed lighting, male and female WCs on both floors, and a kitchen.

The warehouse has 4 level access loading doors, high bay lighting and minimum 6.1 metre eaves rising to 8.9 metres at the ridge. The unit is situated on a large self contained secure site with an extensive concreted 43 metres deep yard and has parking for a minimum of 26 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	24,256	2,253.4
Ground & First Floor Offices	3,351	311.3
<b>Total</b>	<b>27,607</b>	<b>2,564.7</b>

Approximate Gross Internal Measurements

## Key features of Units 1



6.1m eaves height



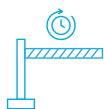
Strategic estate close to M25 and Heathrow



Secure dedicated yard



4x roller shutter doors



24/7 access



26 car parking spaces