



AERODROME WAY

INDUSTRIAL ESTATE | HEATHROW

CRANFORD LANE, HESTON, TW5 9QB

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNITS

FROM 11,502 TO 23,149 SQ FT (1,069 - 2,151 SQ M)





DESCRIPTION

Units 1 & 2 are mid-terrace warehouse/production units with integral ground floor reception and first floor offices.

The units are of steel portal frame construction with part brick and part profile cladding and a pitched roof. They can be occupied separately or combined.

SPECIFICATION

WAREHOUSE:

- 6m to underside of haunch, rising to 8.1m at the apex
- New full height electric roller shutter loading door to each unit
- Ability to fit out undercroft to provide additional office space
- 3 phase power
- Gas supply

RECEPTION & FIRST FLOOR OFFICE:

- Suspended ceilings, recessed lighting & carpeted floors
- Male & Female WCs to ground floor
- Fire Alarm

EXTERNAL:

- Large shared yard & turning area
- Allocated parking

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending occupiers / purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL or Colliers. 5874.co.uk October 2018.

ACCOMMODATION

	UNIT 1	UNIT 2
WAREHOUSE	10,632 SQ FT (988 SQ M)	10,506 SQ FT (976 SQ M)
OFFICE	1,015 SQ FT (94.1 SQ M)	996 SQ FT (92.5 SQ M)
TOTAL	11,647 SQ FT (1,082.1 SQ M)	11,502 SQ FT (1,086.5 SQ M)

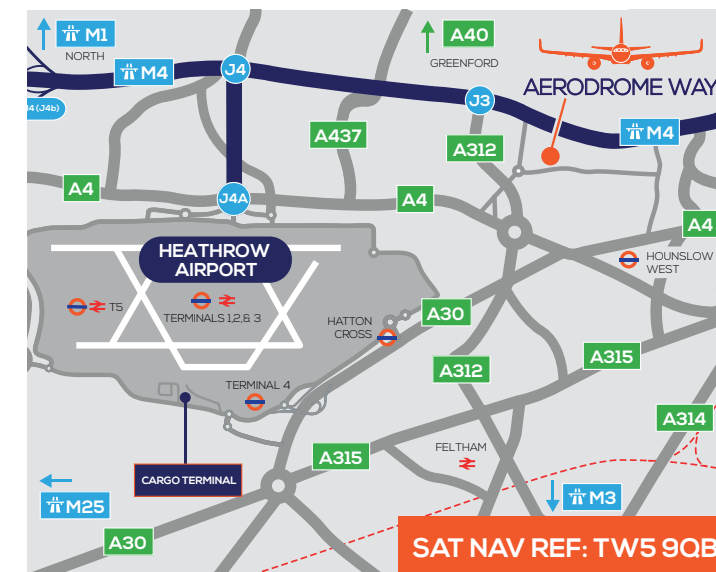
These units will be on the basis of GIA measurement, in accordance with the RICS Code of Measuring Practice.

LOCATION

Aerodrome Way Industrial Estate provides a mixed used business environment strategically located close to major communication routes and Heathrow Airport.

The estate is located just off Cranford Lane, immediately south east of Junction 3 of the M4 motorway, providing excellent access to Central London, the M25 and the wider national motorway network.

The location also offers excellent access to Heathrow Airport, located only 3.5 miles to the south west. Hounslow West London Underground Station (Piccadilly Line) is within two miles of the premises, providing a regular service to Heathrow Airport and Central London and the extensive and regular bus services in the area are also in close proximity.



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