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**HESTON INDUSTRIAL MALL**  
CHURCH ROAD, HESTON, TW5 OLD

HESTON

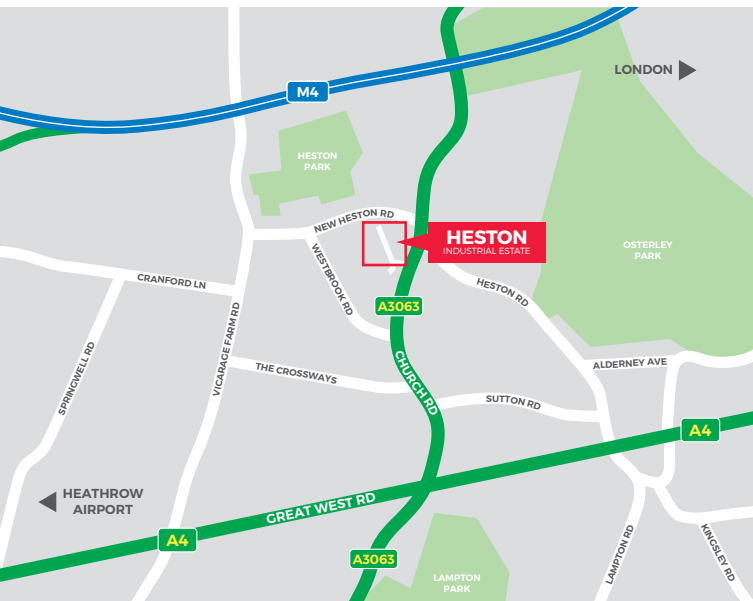


INDUSTRIAL / WAREHOUSE UNITS

**TO LET**

2,605 - 5,231ft<sup>2</sup>  
(242 - 486m<sup>2</sup>)





### LOCATION

The estate is located on Church Road (A3063) which provides easy access to Great West Road (A4) and Heathrow. The M4 Motorway (Junc 3) is only 2 miles distance.

### DESCRIPTION

The estate comprises two terraces of uniformly sized industrial/warehouse units. The units are refurbished and benefit from a full height roller shutter door, WC's, first floor offices, a loading area and 3 to 4 car parking spaces.

### SPECIFICATION

- Full height loading door
- Fully fitted first floor offices
- WC's
- 3 phase electricity
- Secure gated estate
- 3.6m rising to 5.2m internal height
- Additional vehicle parking available
- Yard potentially available with a unit

### LEASE TERMS

The units are available on new full repairing and insuring lease or leases.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

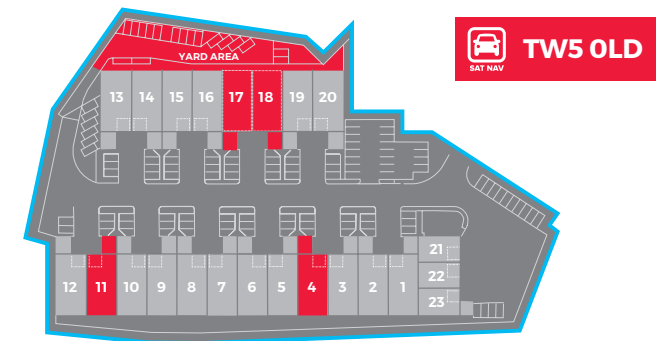
### ENERGY PERFORMANCE RATING

EPC's are available on request.

### ACCOMMODATION

Available accommodation comprises the following gross external GEA floor areas:

UNIT 4	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	219	2357	
FF Office	30	323	C - 73
<b>TOTAL</b>	<b>249</b>	<b>2,680</b>	
UNIT 11	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	217	2,340	
FF Office	26	276	C - 63
<b>TOTAL</b>	<b>243</b>	<b>2,616</b>	
UNIT 17*	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	218	2,346	
FF Office	26	280	C - 74
<b>TOTAL</b>	<b>244</b>	<b>2,626</b>	
UNIT 18*	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	216	2,325	
FF Office	26	280	D - 99
<b>TOTAL</b>	<b>242</b>	<b>2,605</b>	
<b>17 &amp; 18 COMBINED TOTAL</b>		<b>486m<sup>2</sup></b>	<b>5,231ft<sup>2</sup></b>
YARD AREA	M <sup>2</sup>	FT <sup>2</sup>	Acres
<b>TOTAL</b>	<b>639.1</b>	<b>6,880</b>	<b>0.16</b>



**VIEWING** Strictly by prior arrangement with the agent.

On behalf of the landlord



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