

B1 PARKWAY

HEATHROW TW5 9QA

HQ INDUSTRIAL/
WAREHOUSE PREMISES
WITH LARGE YARD

TO LET
29,209 SQ FT
(2,713.60 SQ M)



**24/7
ON SITE
SECURITY**



**3 PHASE
800kVA
POWER**



**42 CAR
PARKING
SPACES**



**ADJACENT
TO M4 (J3)**

TO BE FULLY REFURBISHED



INDICATIVE CGI



WAREHOUSE



6.6m eaves height rising to 8.34m



2 electric level loading doors



Column free space



Epoxy resin coated floor



Floor loading 37.5Kn/m²



LED lighting



3 phase 800kVA power

EXTERNAL



Large loading yard



42 car parking spaces



External amenity space



24 hour on site security

OFFICES



Reception area



Suspended ceilings with recessed LED lighting



Carpeting with underfloor trunking



Kitchen/staff welfare area



Double glazing



Separate WCs and shower facilities



Office expansion capability



Air conditioned offices



PV solar panel roof system



HEATHROW AIRPORT

CARGO TERMINAL

TO FELTHAM &

M3

A312

TO STAINES &

M25 J13

A312 THE CAUSEWAY

A30

A4

TO CENTRAL LONDON

A4 BATH RD

A312 THE PARKWAY

CRANFORD LANE

TO SOUTHALL, EALING
& GREENFORD

M4 J3

(3 MINS AWAY)

M25 J15

(4 MILES)

A40

(5 MILES)

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UNIT B1 PARKWAY is strategically located in West London and ideal for companies who require easy access to Heathrow Airport, Central London and the major motorway network. Positioned just off junction 3 of the M4, the unit is close to the M25, A40, M40, M1 and the M3.



M4 (J3)
1 mile away
M25 (J15)
4 miles away



Heathrow Cargo Terminal 1
4.1 miles away

TO CENTRAL LONDON



M4

M4 J3

M25 J15

A40

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INDICATIVE CGI



ECO, CARBON REDUCTION AND SUSTAINABILITY

Target EPC rating A

Align your corporate and property values.



External amenity space



EV charging points



PV solar panel roof system



Cycle storage



Energy efficient LED lighting



Carbon neutral carpeting with 61% total recycled content



TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

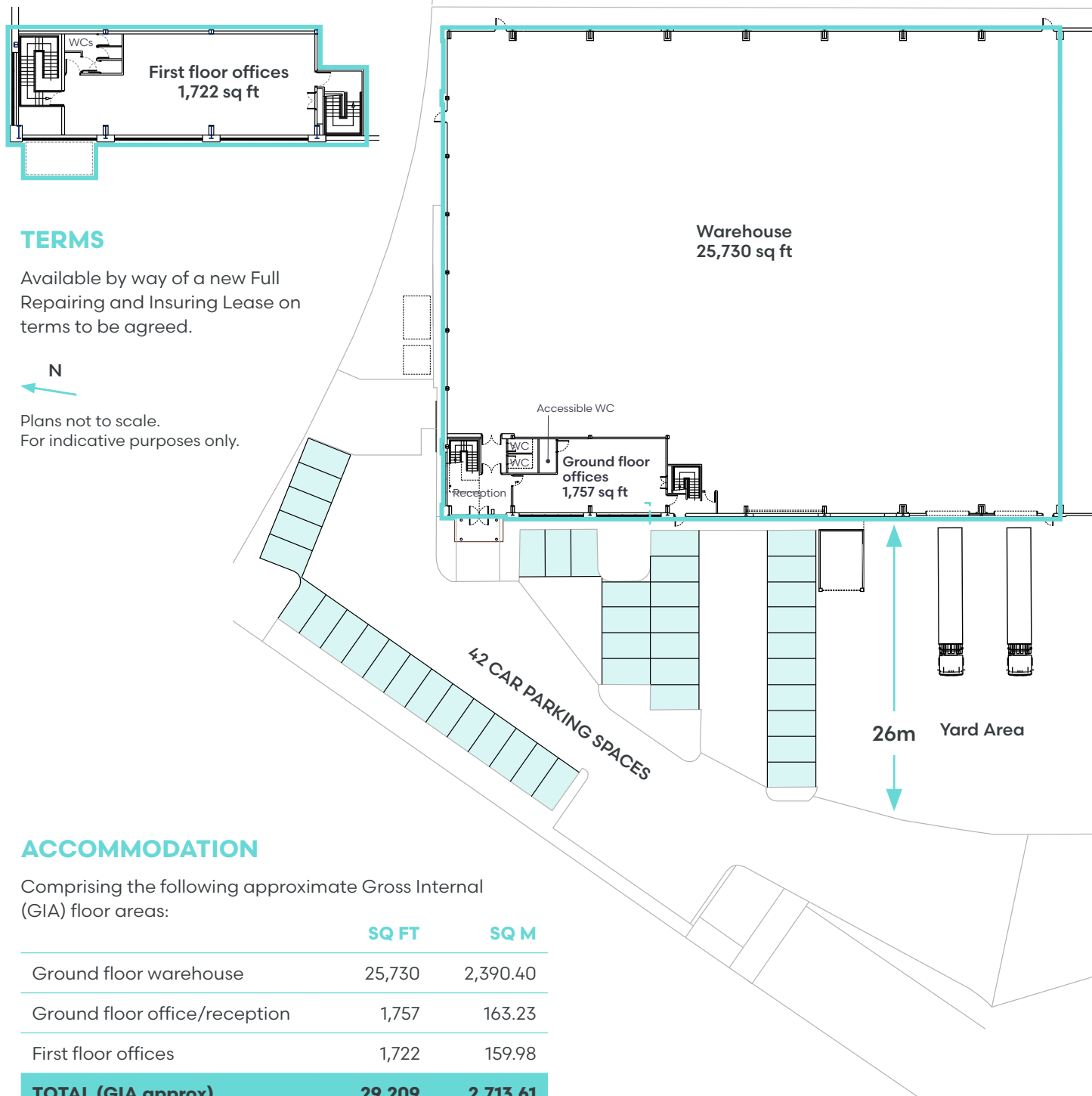
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Plans not to scale.
For indicative purposes only.

ACCOMMODATION

Comprising the following approximate Gross Internal (GIA) floor areas:

	SQ FT	SQ M
Ground floor warehouse	25,730	2,390.40
Ground floor office/reception	1,757	163.23
First floor offices	1,722	159.98
TOTAL (GIA approx)	29,209	2,713.61

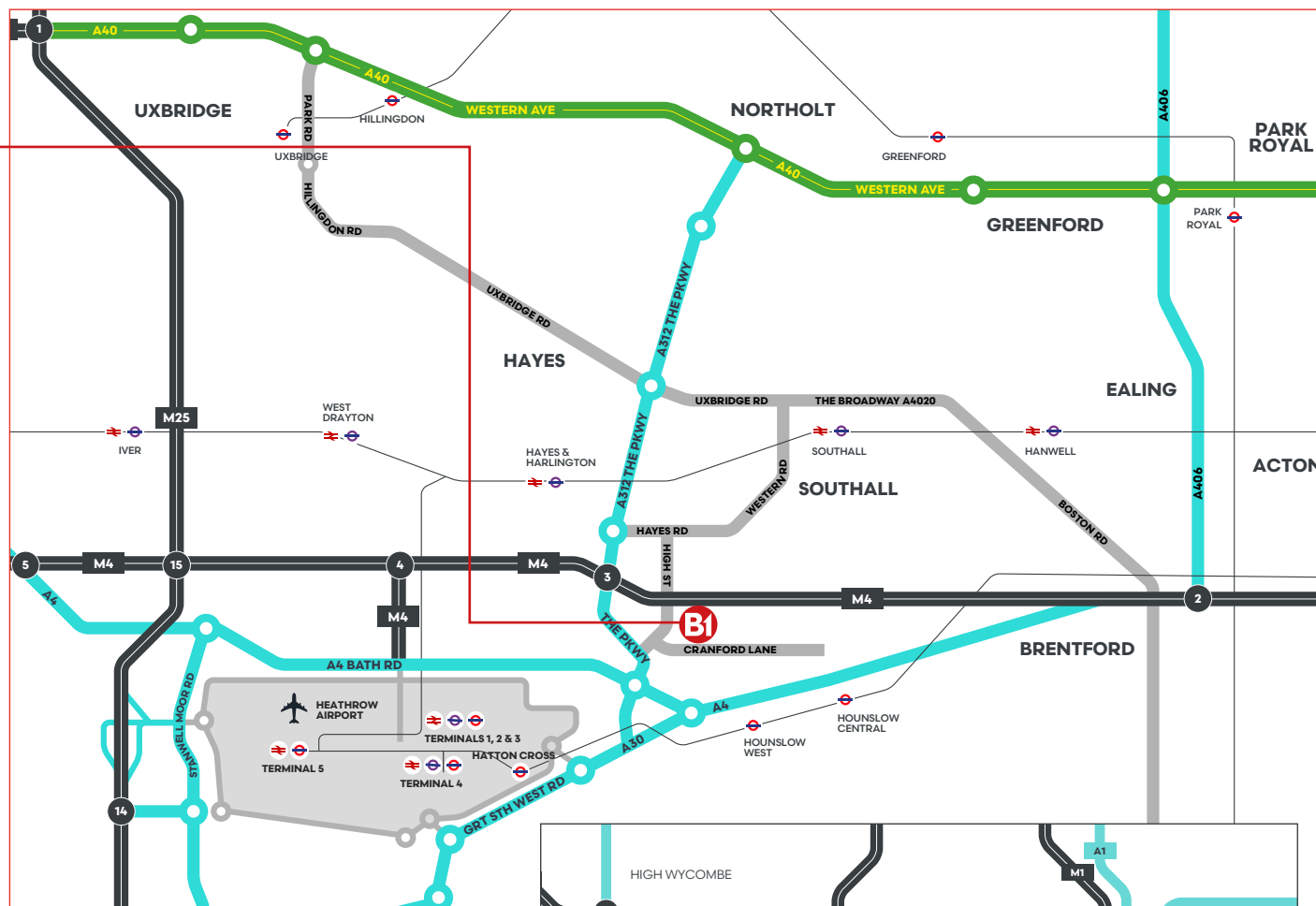


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TRAVEL DISTANCES/TIMES

	Miles	Mins
M4 J3	0.9	3
Heathrow Airport	2.2	7
Elizabeth Line (Hayes & Harlington)	2.6	10
Heathrow Airport T2/3 Underground Station	3.2	11
Heathrow Cargo Terminal	4.1	15
M25 J15	4.5	9
A40	5.3	11
M3 J1	5.6	16
A406 North Circular Road	6.8	12
M40 J1	9.6	16
Park Royal	11.2	24
Hounslow West Underground	13	5
M1 J1	13.2	26
Central London	14.5	42



VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.



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