

Westgate2

Avia Park

Staines Road, Bedfont
Heathrow **TW14 8RS**

15,273 sq ft (1,418.91 sq m)

Warehouse Unit

TO LET

Westgate2

Avia Park



Location

Westgate 2 is located in Bedfont in a prominent position on the A30 Staines Road, close to the Clockhouse roundabout and immediately to the South of the Airport. The Cargo Terminal and Southern Perimeter Road are within close proximity. The A30 provides direct access to Heathrow Airport which is within 1 mile and junction 13 of the M25 being 4 miles to the West, offering easy access to the national motorway network.

Terminal 4 and Hatton Cross underground stations are in close proximity giving access to central London via the Elizabeth and Piccadilly lines. Ashford mainline railway station is 1.5 miles away providing direct trains into London Waterloo within 40 minutes. The local town centres of Staines, Ashford and Feltham are all within easy reach of the property, providing a wealth of amenities for staff.

Westgate2

Avia Park



To be fully refurbished

Description

The unit is of steel portal frame construction with profile cladding and blockwork elevations benefits from two electric loading doors, 7m eaves rising to 9.17m at the apex and two story office accommodation. The property is located within a secure estate, with 16 allocated parking spaces and a large dedicated side yard.

The unit is to undergo a significant refurbishment including two new electric loading doors, LED lighting throughout and EV car charging points. A full specification of works is available on request.

Accommodation

Comprising the following gross external (GEA) areas:

| | sq ft | sq m |
|---------------------------------|---------------|-----------------|
| Warehouse | 14,225 | 1,321.55 |
| Ground Floor Office / Ancillary | 524 | 48.68 |
| First Floor Offices | 524 | 48.68 |
| TOTAL | 15,273 | 1,418.91 |

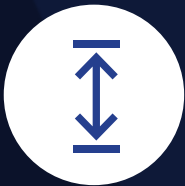
Terms

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

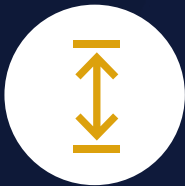
Specification



Detached unit with twin pitched roof



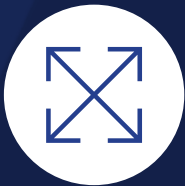
Eaves height: 7m



Apex height: 9.2m



Two electric loading doors
4.56m(w) x 4.96m(h)



Dedicated large side yard



16 allocated parking spaces
(separate to side yard)



Ground and first floor offices



WCs



Kitchenette



Secure gated estate



Prominently located on A30 Staines Road



24/7 access & use



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Avia Park
TW14 8RS

Viewing & Further information

Strictly by appointment via the sole joint agents:



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