



Unit 9 & 10 Airlinks Industrial Estate
Spitfire Way, Heston, Heathrow, TW5 9NR

**Double Industrial Warehouse Unit
To Let on Popular Estate with 24/7
On Site Security adjacent to M4
Junction 3**

6,034 sq ft

(560.58 sq m)

- Eaves Height 5.0m - 6.75m
- 2 x Loading Doors 4.55m (W) x 4.83m (H)
- Fitted Offices with Central Heating
- Large Double Yard Depth 15m
- 10 Parking Spaces + Communal Parking
- 24/7 Access & Use

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Summary

| | |
|----------------|--|
| Available Size | 6,034 sq ft |
| Rent | £25 per sq ft equating to £150,850 per annum exclusive |
| Service Charge | £1.93 per sq ft Service Charge & 24/7 Security |
| EPC Rating | EPC exempt - Currently being constructed or undergoing major refurbishment |

Location

Airlinks Industrial Estate is located in close proximity to the M4 J3 and A312 providing excellent access to Heathrow Airport, Central London and the M25.

Western International Food Market is located 0.8 miles away and Southall's Elizabeth Line Railway Station is located 1.8 miles away providing fast and frequent train services into London Paddington.

Nearby amenities include Tescos Superstore, Costco and David Lloyd Heston.

Occupiers on the wider estate include Dnata Catering UK, Rail Gourmet and Cote Brasserie.

Accommodation

Comprising the following Gross External GEA Floor Areas

| Name | sq ft | sq m |
|---|-------|--------|
| Unit - Ground Floor - Warehouse / Ancillary | 5,303 | 492.66 |
| Unit - First Floor Office / Kitchenette | 731 | 67.91 |
| Total | 6,034 | 560.57 |

Specification

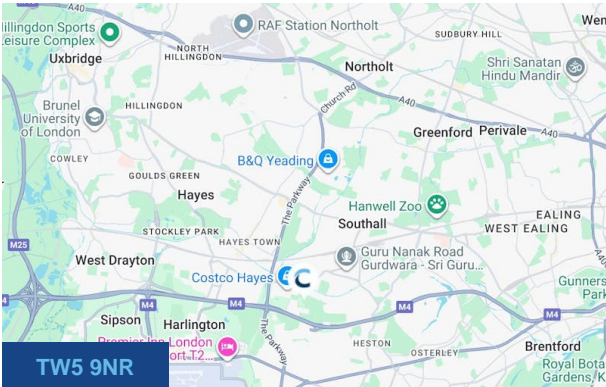
- To Be Refurbished - See Indicative Photos
- Eaves Height 5.0m - 6.75m
- 2 x Loading Doors 4.55m (W) x 4.83m (H)
- Fitted Offices with Central Heating & Kitchenette
- 3 Phase Power & Gas
- Male/Female W.Cs
- LED Warehouse Lighting
- Large Double Yard Depth 15m
- 10 Allocated Car Parking Spaces
- Additional Communal Parking Available
- 24/7 Access and Use
- 24/7 On Site Security
- In close proximity to Heathrow Airport, M4, A312, A4, M25 and A40

Terms

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

Viewings

Strictly by appointment and via the joint agents TELSAR and COGENT REAL ESTATE



Viewing & Further Information



Tom Lowther
020 3369 4000 | 07939 836117
tl@cogentre.co.uk



David Peck
0203 369 4000 | 07976 423 611
dp@cogentre.co.uk

Amar Picha (Telsar)
0208 075 1237 | 07426 474470