

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT

FULLY REFURBISHED



Units 9 & 10 Airlinks Industrial Estate

Spitfire Way, Heston, TW5 9NR

6,034 SQ FT (560.58 SQ M)

- 24/7 Access
- Power supply: 143 kVA
- 2x Electric loading doors
- 2x Loading bays
- Male & female W/C's
- Close proximity to M4, M25, A40 & Heathrow Airport
- 24/7 On-site Security
- Max eaves height of 6.75m
- Generous parking provisions
- 3 Phase power & gas
- Ancillary first floor offices

Location

Airlinks Industrial Estate is located close to the M4 (Junction 3) and A312 providing excellent access to Heathrow Airport, central London and the national motorway network. The estate is situated on Spitfire Way just off Southall Lane which in turn connects to the A312 Hayes Bypass. Southall Station is within 0.6 miles and Hayes & Harlington Station within 1.9 miles, both offering fast and frequent services to London Paddington, with a journey time of approximately 20 minutes. Local amenities also include a Tesco Superstore, David Lloyd Fitness Centre and Western International Fruit and Vegetable Market.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	4,610	428.28
Ground Floor Office/Ancillary	693	64.38
First Floor Offices	731	67.91
TOTAL	6,034	560.57

All measurements are approximate and measured on a gross external area basis.



Summary

Available Size	6,034 sq ft
Tenure	New Lease
Rent	£150,850 per annum
Business Rates	Interested parties are advised to contact the local rating authority to obtain this figure.
Service Charge	Approx. £1.93 psf.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	B (36)

Description

Airlinks Industrial Estate comprises a total of 26 modern warehouse/production units of various sizes ranging from 2,935 to 63,143 sq ft (273 to 5,866 sq m). Units 9 & 10 is of steel portal frame construction with brick and profile clad elevations and ancillary office accommodation on the first floor.

The unit has been extensively refurbished is accessed via two electric roller shutter doors and loading bays. The unit benefits from 3 phase power, a max eaves height of 6.75m and has unrestricted 24/7 access and security. Generous parking provisions are located to the front of the premises.

Travel Distances

M4 - 1.8 miles

M25 - 5.2 miles

A40 - 4.6 miles

Hayes & Harlington Underground Station (Elizabeth Line) - 1.9 miles

Heathrow Terminals 1, 2 & 3 - 4 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewings

Strictly by appointment with Telsar or the joint agents.



For further information or to arrange a viewing, please contact sole agents:

Bal Panesar
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Jack Pay
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Tom Lowther (COGENT
REAL ESTATE)

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