

Mileway

Link Park Road, Heathrow, UB7 7EZ

Plot 2 Link Park Heathrow

Available To Let
Class 1 Industrial Outdoor Storage classification
92,220 sq ft (8,567 sq m)



Link Park Heathrow



Fully secured and fenced site

Class 1 concrete surface

Three-phase power

Mains water supply and drainage

6 m clear height

On site security

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Class 1 Industrial Open Storage
92,220 sq ft (8,567 sq m)

Plot 2 is a Class 1 industrial open storage plot comprising a total area of 2.19 acres. The yard is fully concrete surfaced and the site benefits from a 3 sided open face building, providing covered storage to half of the site. The estate also has on site security stationed at the entrance.

Plot 2 operates restricted hours of usage for the site between 6 am - 6 pm.



Open sided building
providing covered storage



Yard lighting



Lighting in building



15.3 m apex height

Site Plan



Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Secure Open Storage	45,346	4,213	1.04
Secure Covered Storage	46,874	4,355	1.12
TOTAL	92,220	8,567	2.16



Link Park Heathrow

Rent

Price on application.

EPC

Exempt.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Viewing / Further Information



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VAT

Rent is subject to VAT.

Legal Costs

Each party to bear their own legal costs.



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Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Terms

Plot 2 is available by way of a new full repairing and insuring lease.

Location

Link Park Heathrow is one of the premier established open storage estates in West London.

Situated on Thorney Mill Road, the estate is well located with excellent road access to the M4 (Junction 5 - 36 miles), M25 (junction 8 - 36 miles) and the M40 (Junction 1 - 55 miles).



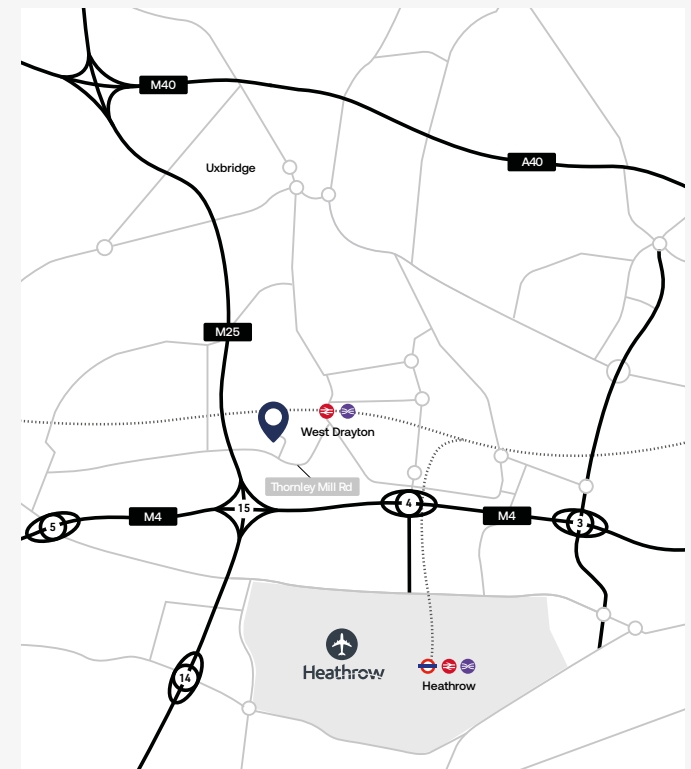
By Air

Located in the West Drayton area, Link Park is just north of Heathrow Airport, only 4.6 miles away. Additionally, the Cargo Terminal is just 7.6 miles away.



By Rail

There is also strong rail connectivity with West Drayton and Iver train stations providing direct lines to Central London, Slough and Reading.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. November 2023.