

**Mileway**

Link Park Road, Heathrow, UB7 7EZ

# Plots 3-7 Link Park Heathrow

Available To Let  
Industrial Outdoor Storage Plots  
From 15,450 sq ft (0.35 acres) -  
286,643 sq ft (6.58 acres)



# Link Park Heathrow



Fully fenced & secure plots



Overall site benefits from estate lighting



Water & Power



Estate security



Access to M25, M4 & M40



Close proximity to Heathrow Airport

Plot 5

Plot 3

Available To Let  
Industrial Outdoor Storage Plots  
From 15,450 sq ft (0.35 acres) -  
286,643 sq ft (6.58 acres)

Plots 3 & 5 are adjoining industrial outdoor storage plots of 2.06 acres and 1.14 acres totalling 3.2 acres if combined. Plot 3 comprises part compacted hardcore and part semi-hard ground. Plot 5 is of predominately compacted hardcore. Both sites are fenced and gated and benefit from mains water and power.

Plot 3 has the benefit of a railhead, the use of which is subject to regulatory approval.

Plots 4, 6A, 6B & 7 are industrial outdoor storage plots of 1.49, 0.51, 0.35, 0.53 and 0.48 acres respectively totalling 3.36 acres. Each plot comprises mainly compacted hardcore and are fenced and gated and benefit from mains water and power. Plot 7 has the benefit of workshop / storage building totalling approximately 500 sq ft GIA.

The estate is gated and has on site security stationed at the entrance. Link Park operates restricted hours of usage for the site between 6 am - 6 pm on Weekdays and 7am - 2pm on Weekends.

## Accommodation Schedule

Plot	sq ft (approx GEA)	sq m (approx GEA)	Acres	Availability
Plot 3	89,731	8,336	2.06	Available
Plot 4	64,970	6,036	1.49	Available
Plot 5	49,785	4,625	1.14	Available
Plot 6	22,071	2,050	0.51	Available
Plot 6A	15,450	1,435	0.35	Available
Plot 6B	23,145	2,150	0.53	Available
Plot 7	21,491	1,996	0.48	Available
<b>TOTAL</b>	<b>286, 643</b>	<b>26,630</b>	<b>6.58</b>	







## Site plan plot 3



## Accommodation

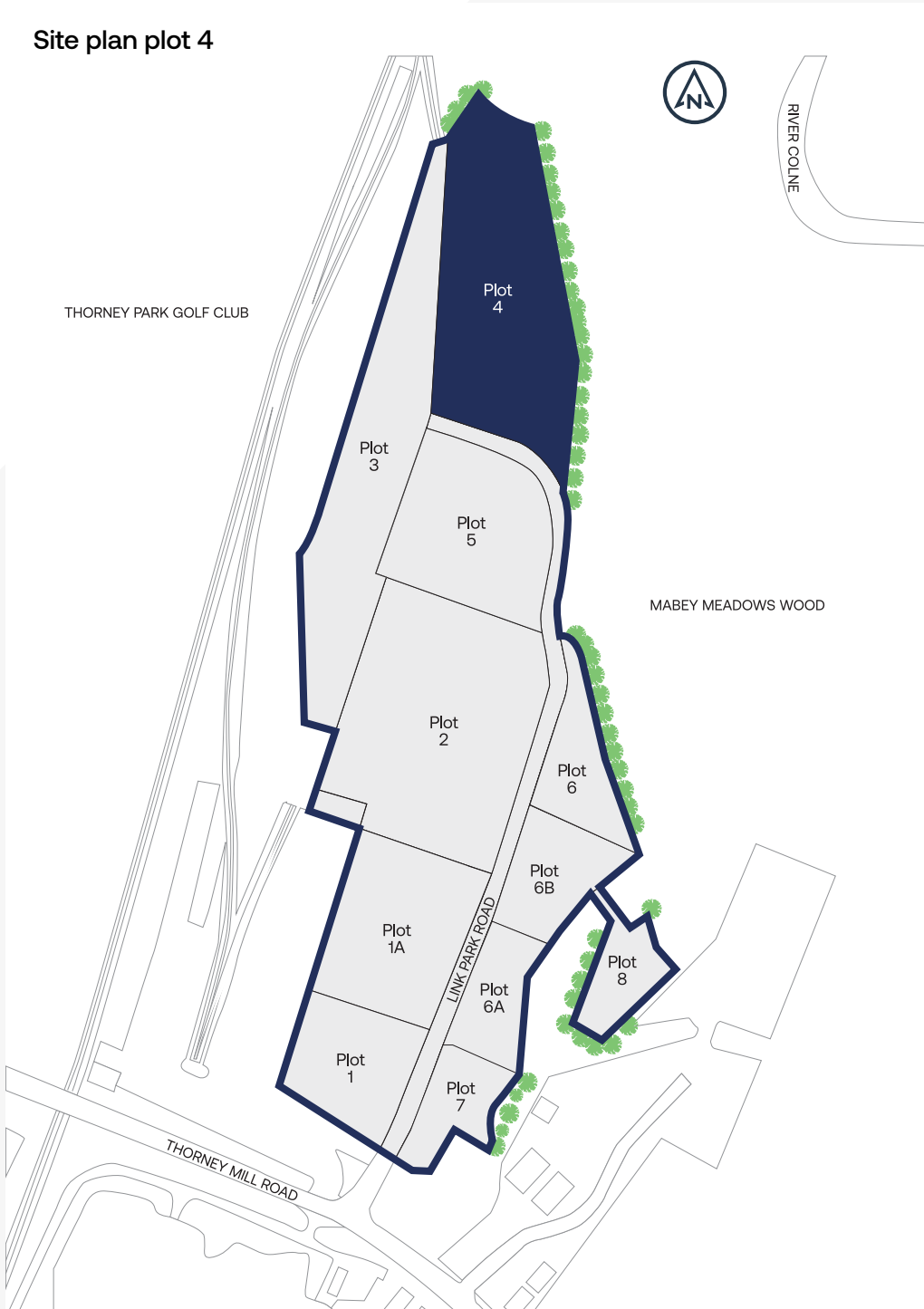
	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 3	89,731	8,336	2.06

 Railhead to Plot 3 subject to regulatory approval |
  IOS Classification - class 2 |
  Can be combined with plot 4 or plot 5

 Compacted hardcore and part semi-hard ground



## Site plan plot 4



## Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 4	64,970	6,036	1.49



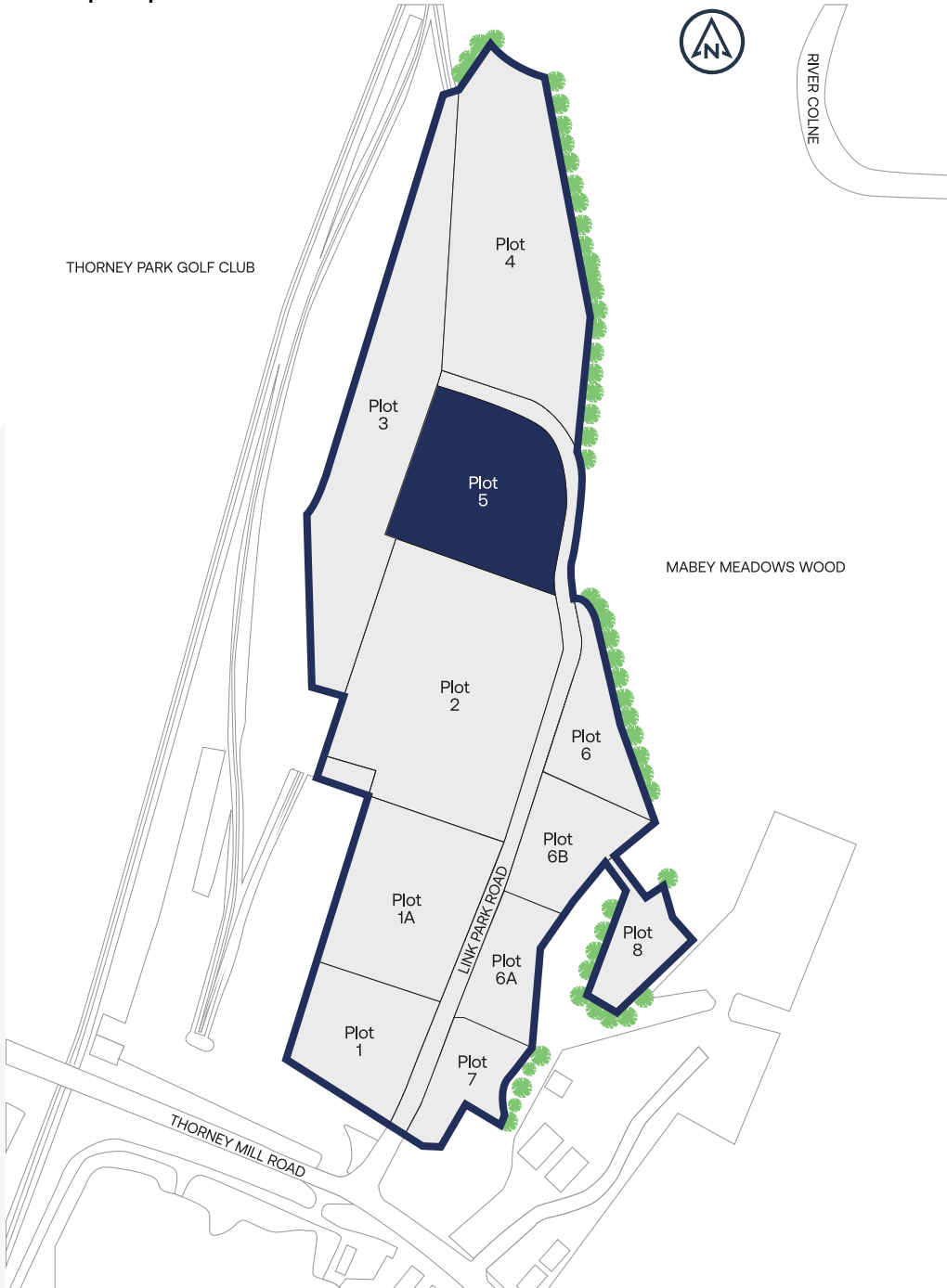
IOS Classification - class 2



Can be combined with plot 3 or plot 5



## Site plan plot 5



## Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 5	49,785	4,625	1.14



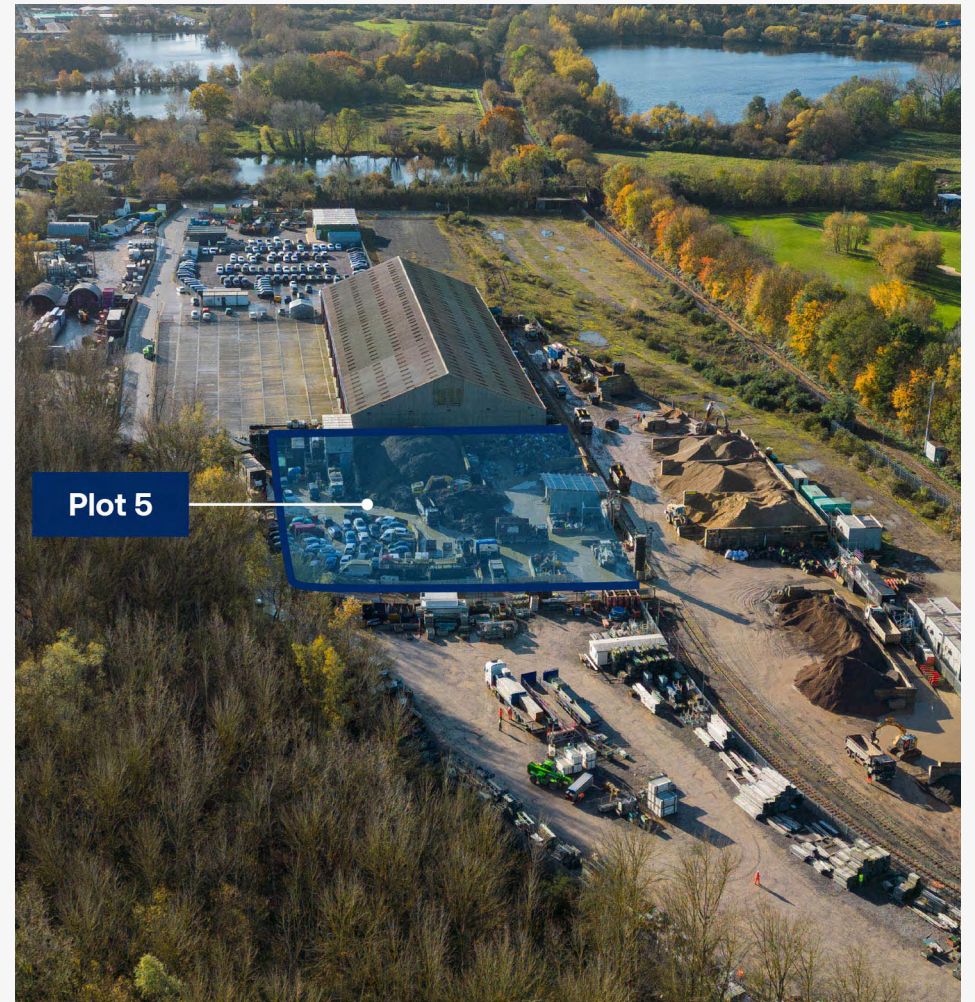
IOS Classification - class 2



Can be combined with plot 3 or plot 4



Compacted hardcore



## Site plan plot 6



## Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 6	22,071	2,050	0.51



IOS Classification - class 2



Compacted hardcore ground



## Site plan plot 6A



## Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 6A	15,450	1,435	0.35



IOS Classification - class 2



Compacted hardcore ground





## Site plan plot 6B



## Accommodation

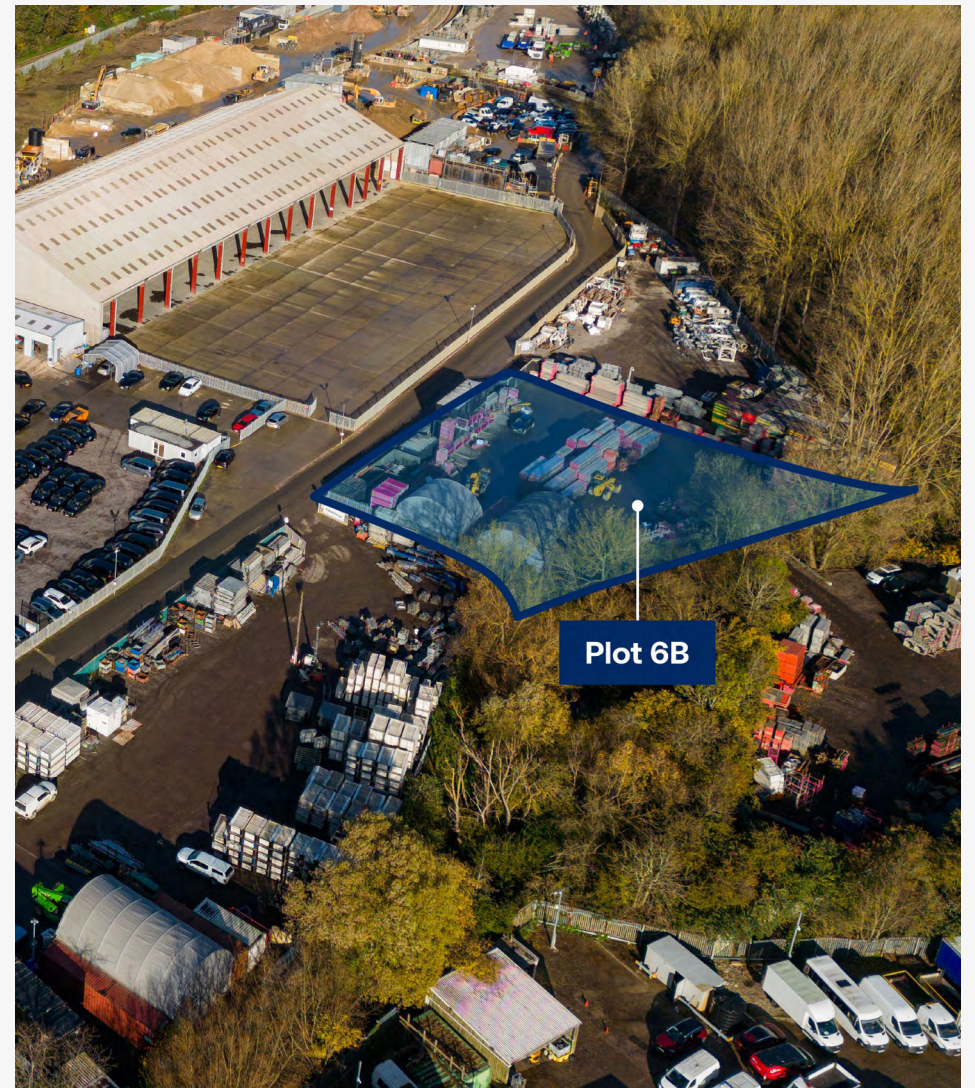
	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 6B	23,145	2,150	0.53



IOS Classification - class 2



Compacted hardcore ground



## Site plan plot 7



## Accommodation

Plot 7	sq ft (approx GEA)	sq m (approx GEA)	Acres
Building	500	46	
Yard	20,991	1,950	0.48
<b>Total</b>	<b>21,491</b>	<b>1,996</b>	<b>0.48</b>



IOS Classification - class 2



Compacted hardcore ground



# Link Park Heathrow

## Rent

Price on application.

## EPC

Exempt.

## 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

All plots are available individually or as a whole 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 - 3.6 miles), M25 (junction 15 - 5.5 miles) and the M40 (Junction 1 - 5.5 miles).



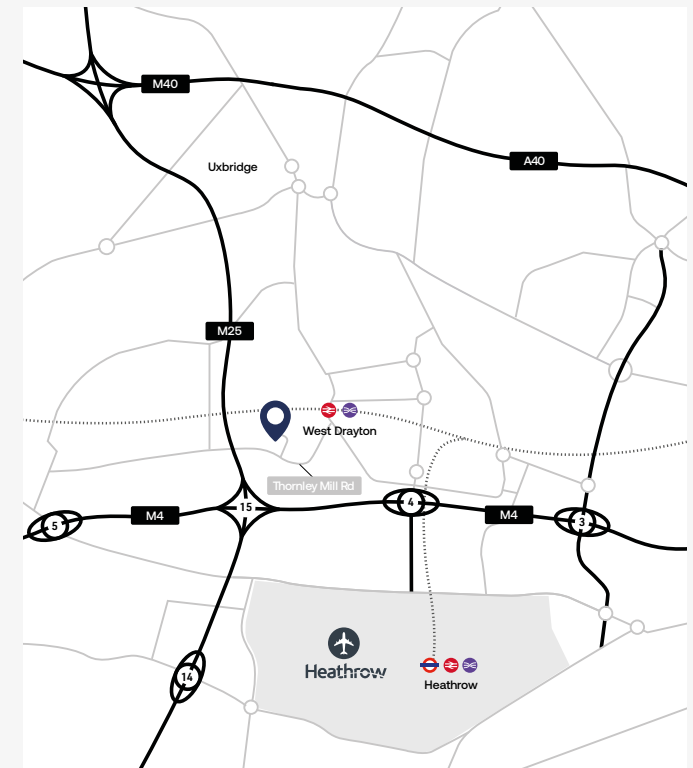
### By Air

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.



## Viewing / Further Information



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