

Warehouse / Industrial

11,476 SQ FT – 22,957 SQ FT
(1,066 – 2,132 SQ M)



01895 813344
colliers.com/uk/industrial

TO LET

Units 4-5 Aerodrome Way
Cranford Lane, Heston, TW5 9QB

Key Points:

- Newly refurbished units available individually or combined
- 6m clear height rising to 8.1m
- 1 electric roller shutter door per unit
- First floor offices
- Warehouse lighting
- Ability to fit out undercroft
- 3 phase power and gas supply
- WC facilities
- 6 allocated parking spaces per unit
- Located within 2 miles of Heathrow Airport and the M4



Rent available upon application.

Contact us:

Isa Naeem

Associate Director | Industrial & Logistics
Mobile: 07889 432 972
Phone: 01895 457 726
Email: Isa.Naeem@colliers.com

Patrick Rosso

Director | Industrial & Logistics
Mobile: 07825 571 048
Phone: 01895 457 714
Email: Patrick.Rosso@colliers.com

Stanley Gibson

Graduate Surveyor | Industrial & Logistics
Mobile: 07776 605 378
Phone: 01895 457 726
Email: Stanley.Gibson@colliers.com

Joint Agents:

JLL

Tom Lowther: 07730 091550
Tom.Lowther@jll.com
Thomas Bond: 07592 112087
Thomas.Bond@jll.com

Units 4 and 5 Aerodrome Way, Heston

Description

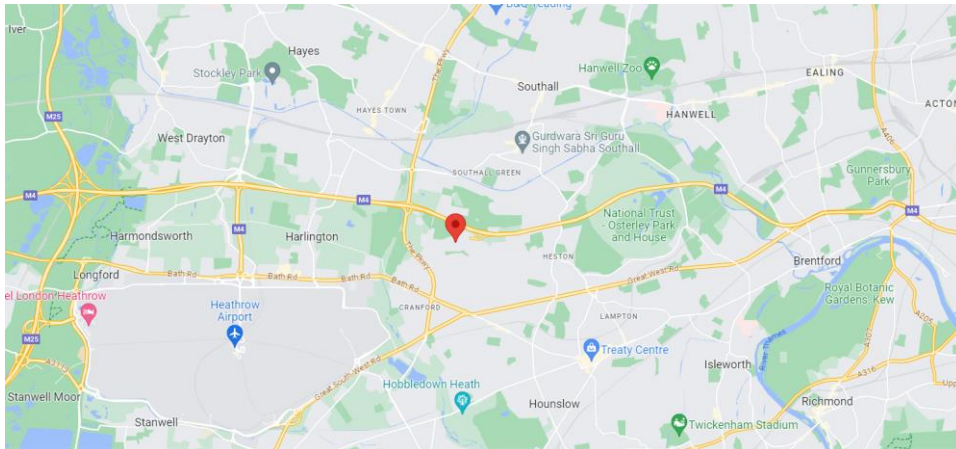
Units 4 and 5 are each comprised of mid-terraced warehouses of steel portal frame construction, part brick and part profile cladding elevations. The units contain a clear span warehouse space with additional under croft, first floor offices, one loading door and a large loading bay. Both units are recently refurbished and available to occupy individually or combined.

Aerodrome Way Industrial Estate provides a mixed use business environment strategically located close to major communication routes and Heathrow Airport.

Location

The estate is located just off Cranford Lane, immediately south-east of Junction 3 of the M4 motorway, providing excellent access to Central London, the M25 and the wider national motorway network.

The location also offers excellent access to Heathrow Airport, located only 3.5 miles to the south-west. Hounslow West London Underground Station (Piccadilly Line) is within two miles of the premises, providing a regular service to Heathrow Airport and Central London and the extensive and regular bus services in the area are also in close proximity.



VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Floor Area

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Unit 4 Warehouse	11,476	1,066
Unit 5	11,481	1,066
TOTAL	22,957	2,132



ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.