

# Warehouse / Industrial

## 11,481 SQ FT (1,066 SQ M)



01895 813344  
colliers.com/uk/industrial

# TO LET

Unit 5 Aerodrome Way  
Cranford Lane, Heston, TW5 9QB



### Key Points:

- Recently refurbished
- 6m clear height rising to 8.1m
- Full height electric roller shutter door
- First floor offices
- Warehouse lighting
- Ability to fit out undercroft
- 3 phase power and gas supply
- WC facilities
- 6 allocated parking spaces
- Located within 2 miles of Heathrow Airport and the M4
- Available individually or combined with unit 4

Rent available upon application.

### Contact us:

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# Unit 5 Aerodrome Way, Heston

## Description

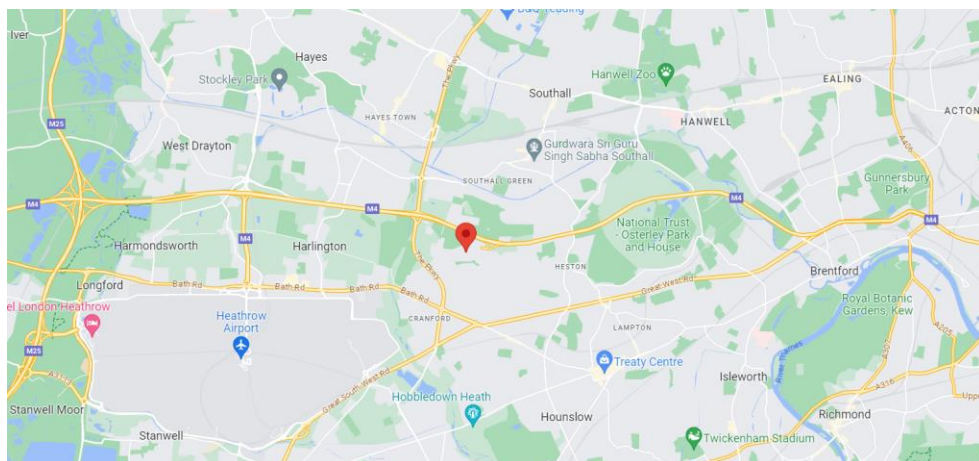
Unit 5 comprises a mid-terraced warehouse of is of steel portal frame construction, part brick and part profile cladding elevations unit with first floor offices, one loading door and a large loading bay. The unit is recently refurbished and available individually or combined with unit 4.

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
Warehouse	11,481	1,066
<b>TOTAL</b>	<b>11,481</b>	<b>1,066</b>



Indicative Image



## 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.

## Rent

Rent Available upon application

## Term

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

## EPIC

TBC