



To Let

Industrial Warehouse Units Available Separately Or Can Be Combined

- 6m eaves
- 2 level access doors per unit
- Prominent Heathrow location adjacent to Hatton Cross underground
- To be extensively refurbished

Units 5 & 6, X2, Hatton Cross

Heathrow, TW6 2SR

27,727 to 64,358 sq ft

2,575.92 to 5,979.05 sq m

Reference: #141055

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Summary

Available Size 27,727 to 64,358 sq ft / 2,575.92 to 5,979.05 sq m

EPC EPC exempt - Currently being constructed or undergoing major refurbishment

Description

X2 comprises eight industrial warehouse units, split equally as four ground floor units and four first floor units. X2 offers full lorry access and loading on both ground and first floor levels. Both levels have their own service yard area with the upper level accessed by two one-way ramps. The available units 5&6 are at first floor level and can provide single units of 36,214 sq ft or 27,513 sq ft respectively. The units combine to provide a total of 63,727 sq ft. The units are to undergo an extensive refurbishment throughout.

Location

X2 is located opposite Hatton Cross underground station offering Piccadilly Line services into Central London and into Heathrow Airport. The unit also occupies a prominent position facing onto the A30 and excellent links into Heathrow Airport and Cargo Terminals less than 1.5 miles away.

Specification

- Full lorry access via two one-way ramps • Yard depth 22.65m
- 6m clear height • 2 level access doors per unit
- New LED lighting • Generous parking spaces
- 24/7 on site security & CCTV • Kitchenette facilities
- WC & Shower facilities • To be refurbished throughout

Accommodation

The units are available separately or as a combination totalling 64,037 sq ft (GEA) The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 5 - Warehouse	32,146	2,986.46
Unit 5 - Office	4,485	416.67
UNIT 5 TOTAL AREA	36,631	3,403.13
Unit 6 - Warehouse	24,387	2,265.63
Unit 6 - Office	3,340	310.30
UNIT 6 TOTAL AREA	27,727	2,575.92
Unit 5 & 6 COMBINED	64,358	5,979.05

Terms

Available on a new lease directly from the landlords for a new term by arrangement.

Rateable Value

Interested parties are advised to make their own enquiries.

Legal Costs

Each party to bear their own costs

Sarah Downes

07856 003033

sarah.downes@jll.com

James Miller

07702 975222

james.miller@jll.com