

**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

**Available to Let**  
**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.

Link Park operates restricted hours of usage for the site between 6 am - 6 pm on Weekdays and 7am - 2pm on Weekends.



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
<b>TOTAL</b>	<b>92,220</b>	<b>8,567</b>	<b>2.16</b>



# 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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## Mileway

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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 – 3.6 miles), M25 (junction 15 – 5.5 miles) and the M40 (Junction 1 – 5.5 miles).



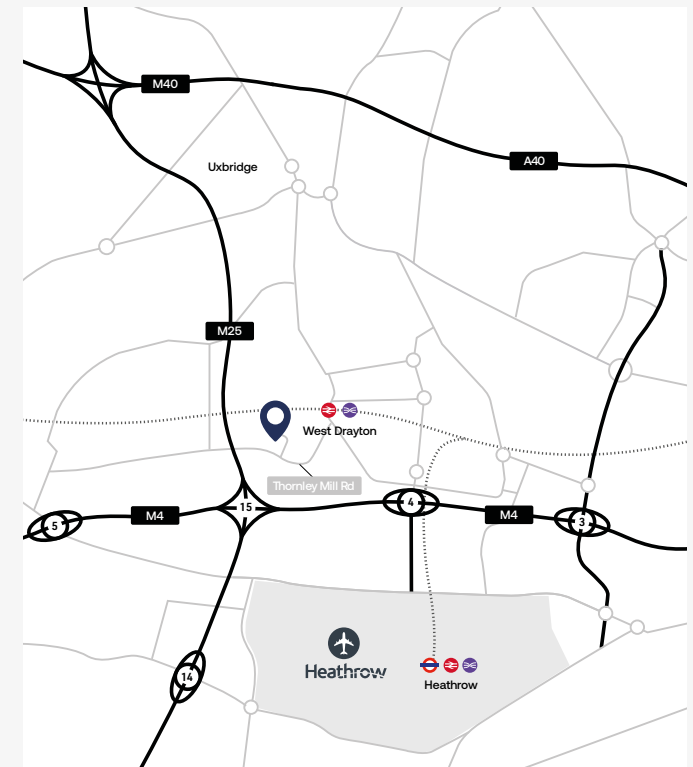
### By Air

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.



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