

UNITS 4&5



**AERODROME
WAY** INDUSTRIAL ESTATE
CRANFORD LANE HESTON
TW5 9QB



REFURBISHED MODERN INDUSTRIAL/WAREHOUSE UNITS

11,476 to 22,957 sq ft (1,066.16 to 2,132.78 sq m) **AVAILABLE NOW**

TO LET



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

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.

Aerodrome Way also offers excellent access to Heathrow Airport, located only 2.2 miles to the south west. In terms of rail links, the estate is in close proximity to Hayes and Harlington (2.5 miles) and Southall Station (2.7 miles) on the Elizabeth Line, providing regular services to Central London, Reading and Heathrow. Additionally, Hounslow West 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.



Occupiers include Top Gift, IT Way Transgroup, Thames Valley Vulcanising Services, Tragopan Security and Pacific Seafood.

Local amenities include Bulls Bridge Tesco Superstore & Petrol Station, Costco Hayes and David Lloyd Fitness Centre Heston. Western International Market (one of the largest wholesale markets in London) is located less than a mile away to the north.

DESCRIPTION

Units 4 and 5 are mid-terrace warehouse/production units with integral ground floor reception and first floor offices.

The units are of steel portal frame construction with part brick and part profile cladding and a pitched roof. They can be occupied separately or combined.



ACCOMMODATION

Comprising the following Gross Internal (GIA) Floor Areas:

UNIT 4	sq ft	sq m	UNIT 5	sq ft	sq m
Ground Floor Warehouse	10,478	973.44	Ground Floor Warehouse	10,482	973.81
First Floor Offices	998	92.72	First Floor Offices	999	92.81
TOTAL	11,476	1,066.16	TOTAL	11,481	1,066.62
UNITS 4 & 5 COMBINED			22,957 2,132.78		



WELL ESTABLISHED HEATHROW LOCATION



EAVES HEIGHT 6M TO UNDERSIDE OF HAUNCH RISING TO 8.1M AT APEX



ELECTRIC LOADING DOOR 5M (H) X 3.5M (W)



CLEAR SPAN WAREHOUSE



THREE PHASE ELECTRICITY AND GAS CONNECTION



PURPOSE BUILT FIRST FLOOR OFFICES



GROUND FLOOR RECEPTION AREA WITH MALE & FEMALE WCS



LARGE SHARED HGV FRIENDLY YARD



6 ALLOCATED PARKING SPACES PER UNIT



SECURE GATED ESTATE WITH ON SITE SECURITY

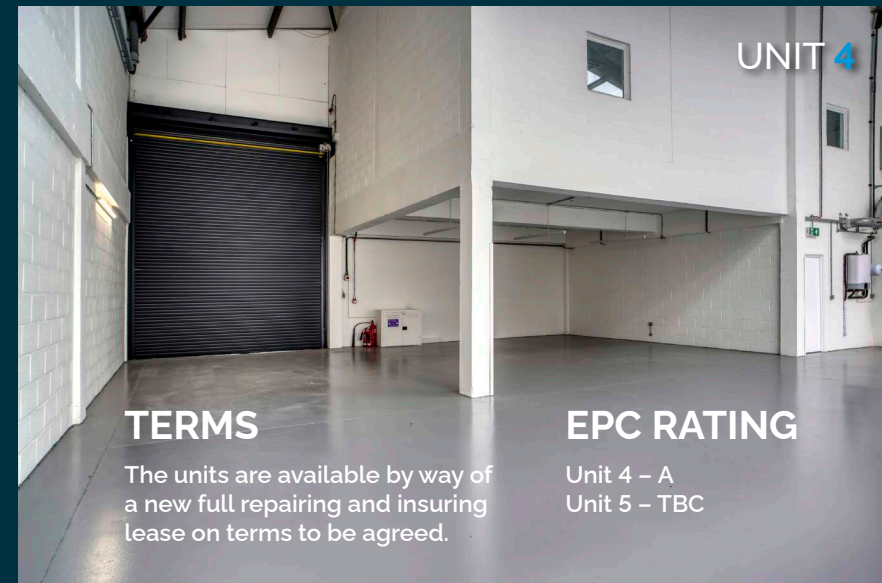


NEW LED LIGHTING THROUGHOUT



NEW ROOF & PV PANELS TO UNIT 4

SPECIFICATION



TERMS

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

EPC RATING

Unit 4 - A
Unit 5 - TBC



AERODROME WAY INDUSTRIAL ESTATE

CRANFORD LANE



SAT NAV: TW5 9QB

UNIT 5

VIEWINGS

For further information contact the joint sole agents:



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DRIVE TIMES

	DISTANCE miles	DRIVE TIME minutes
M4/J3	0.9	3
M25/J15	4.5	9
A40	5.3	11
M3/J1	5.6	16
A406 / North Circular Road	6.8	12
M40/J1	9.6	16
M1/J1	13.2	26
Central London	14.5	42
Hounslow West Underground	1.3	5
Hayes & Harlington (Elizabeth Line)	3.2	14
Heathrow Airport	2.2	7