

# HEATHROW WAREHOUSE AVAILABLE ON FLEXIBLE TERMS TO LET

COGENT  
REAL ESTATE

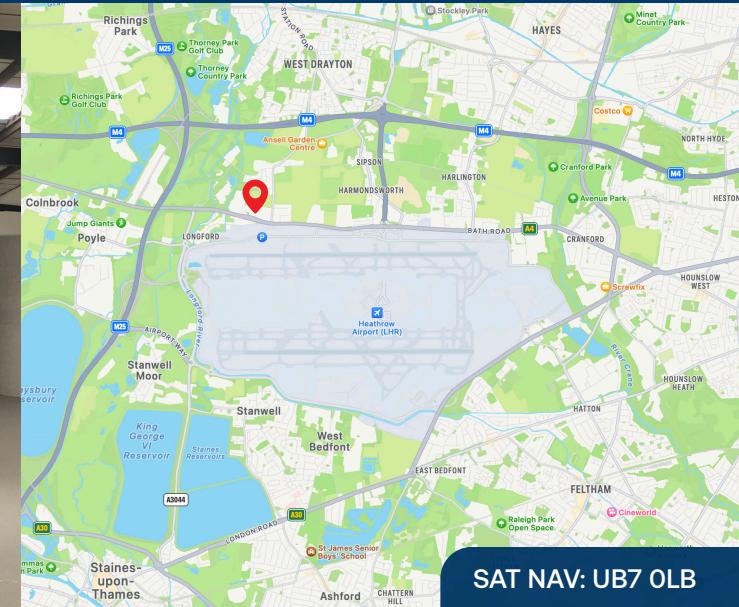


UNIT 9 SKYPOINT TRADE PARK, HARMONDSPORT, HEATHROW UB7 0LB  
8,779 SQ. FT

TO LET

COGENTRE.CO.UK

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8,779 SQ. FT



SAT NAV: UB7 0LB

## LOCATION

Situated immediately to the north of Heathrow Airport, Skypoint Trade Park is located on Skypoint Drive and accessed via Hatch Lane (A3044) just off the A4 Bath Road Colnbrook By Pass.

Heathrow's Cargo Terminal is approximately 4.0 miles to the south (10 minute drive), the M4 (J4a) is located just 1.8 miles away (6 minute drive) and the M25 (J14) is located just 3.1 miles away (7 minute drive).

The U3 Bus stopping on Skypoint Drive takes 14 minutes to get to Heathrow Terminals 2 & 3 Station for Elizabeth Line & Piccadilly Line train and tube services.

Amenities in close proximity include McDonalds Drive Thru, Shell Petrol Station and The Premier Inn Hotel on the A4. Local amenities can also be found nearby in Harmondsworth Village.

## ACCOMMODATION

Unit 9 comprises the following gross external GEA floor areas.

	SQ FT	SQ M
Warehouse / GF Ancillary	7,793	723.99
First Floor Office	986	91.60
<b>TOTAL GEA (approx)</b>	<b>8,779</b>	<b>815.59</b>

## TERMS

Unit 9 is available by way of a sublease until April 2027 or potentially by way of a new lease direct with the Landlord.

Further details available upon request.

## SPECIFICATION

Unit 9 is a mid-terrace industrial / warehouse unit benefitting from the following features.

- 5.3m eaves rising to 6.5m
- Loading door 6m (W) x 5.4m (H)
- Purpose built first floor offices
- LED warehouse lighting
- 3 phase power
- Large service yard with 14 car parking spaces approx.
- 24/7 access and use
- Wider estate on site security - overnight weekdays and 24/7 on weekends
- EPC C-58
- See indicative photos

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment via the sole agents Cogent Real Estate.

## FOR FURTHER DETAILS PLEASE CONTACT:

David Peck  
07976 423 611  
dp@ cogentre.co.uk

Tom Lowther  
07939 836 117  
tl@ cogentre.co.uk

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**0203 369 4000**  
**COGENTRE.CO.UK**