

**WAREHOUSE TO LET**  
**3,833 SQ FT**  
**WITH 24/7 ON SITE SECURITY**

**COGENT**  
REAL ESTATE

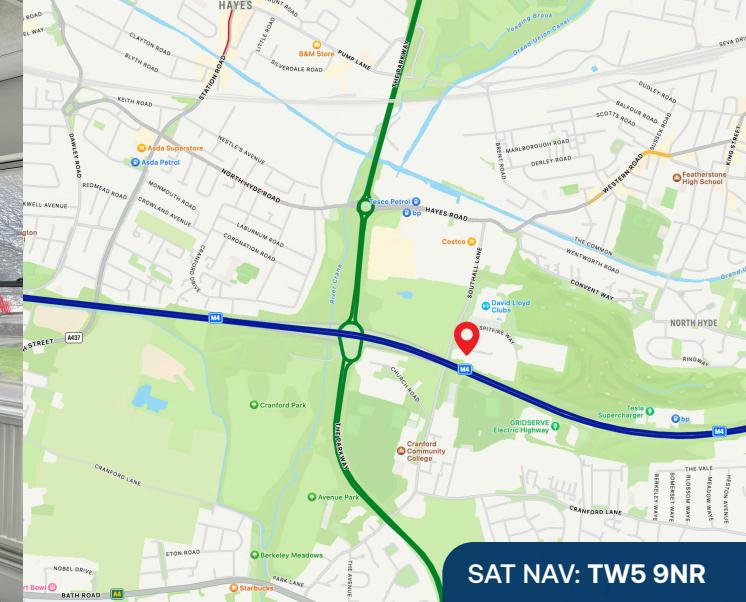


**UNIT 23 AIRLINKS INDUSTRIAL ESTATE,  
SPITFIRE WAY, HESTON, HEATHROW TW5 9NR**

**TO LET**

**COGENTRE.CO.UK**

TO LET



SAT NAV: TW5 9NR

## LOCATION

Airlinks Industrial Estate is located in close proximity to the M4 J3 and A312 providing excellent access to Heathrow Airport, Central London, the M25 and the A40.

Western International Food Market is located 0.8 miles away and Southall's Elizabeth Line Railway Station is located 1.8 miles away providing fast and frequent train services into London Paddington.

Nearby amenities include Tesco's Superstore, Costco and David Lloyd Heston.

Occupiers on the wider estate include Dnata Catering UK, Rail Gourmet and Cotes Brasserie.

## EPC

Target B rating

## ACCOMMODATION

Unit 23 comprises the following gross external GEA floor areas.

	SQ FT	SQ M
Warehouse / GF Ancillary	3,325	308.4
First Floor Office	508	48.1
<b>TOTAL GEA (approx)</b>	<b>3,833</b>	<b>356.5</b>

## TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## SPECIFICATION

Unit 23 is a modern end of terrace industrial/warehouse unit benefiting from the following features.

- Minimum eaves height 5.7m
- 1 x loading door 5.0m (w) x 4.8m (h)
- Fitted offices with central heating
- 3 phase power
- LED warehouse lighting
- Generous loading yard depth 15m
- 5 Allocated car parking spaces
- Additional communal parking available
- 24/7 Access and use
- 24/7 On site security
- In close proximity to Heathrow Airport, M4, A312, A4 and M25

## VIEWINGS

Strictly by appointment via the 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

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