

TO LET

11,260 SQ FT WAREHOUSE / INDUSTRIAL UNIT
WITH SECURE SHARED YARD & 22 CAR PARKING SPACES



FULLY REFURBISHED



UNIT 8 FAIRWAY
TRADING
ESTATE
FAIRWAY CLOSE | HEATHROW | TW4 6BU

UNIT 8

FAIRWAY TRADING ESTATE

UNIT 8 FAIRWAY TRADING ESTATE is semi detached modern industrial/warehouse/trade counter unit of steel portal frame construction with part brick and metal clad elevations. The unit is fully refurbished to include a new profile clad metal roof and two loading doors. Offices are provided at ground and first floor. Externally Unit 8 benefits from generous yard space and parking with CCTV provided as part of the wider estate.



5-7.5M
EAVES HEIGHT



2 LOADING
DOORS



SECURE
SHARED YARD



22 PARKING
SPACES



24/7
ACCESS



2 EV CHARGING
POINTS



LED LIGHTING
TO WAREHOUSE



3 PHASE
POWER



KITCHENETTE



PV PANELS
TO THE ROOF



ACCOMMODATION

The unit comprises the following gross external areas:

	SQ FT	SQ M
WAREHOUSE	9,328	866.6
GROUND FLOOR OFFICE	966	89.7
FIRST FLOOR OFFICE	966	89.7
TOTAL	11,260	1,046

REFURBISHMENT WORKS

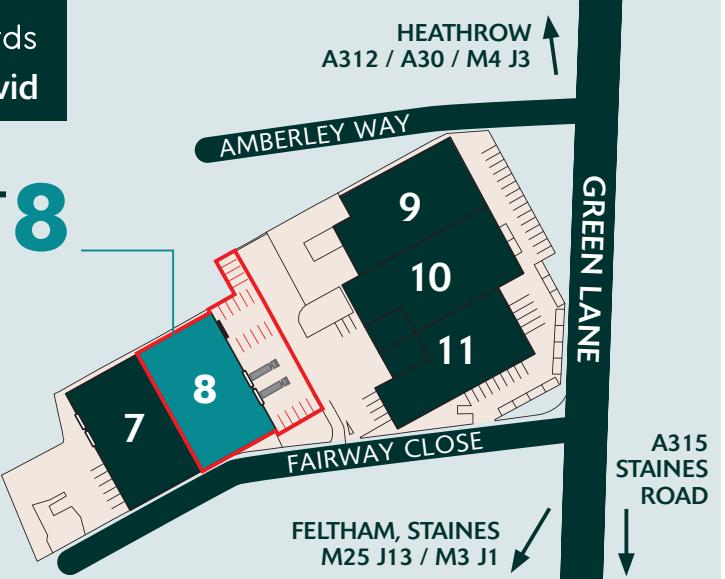


- NEW PROFILE METAL SHEET ROOF
- EPOXY WAREHOUSE FLOOR
- ADDITIONAL ELECTRIC LOADING DOOR
- EXTENSIVE UPGRADE OF GROUND & FIRST FLOOR OFFICES
- GAS SUPPLY CAPPED
- RESPRAYED EXTERNAL CLADDING



UNIT 8

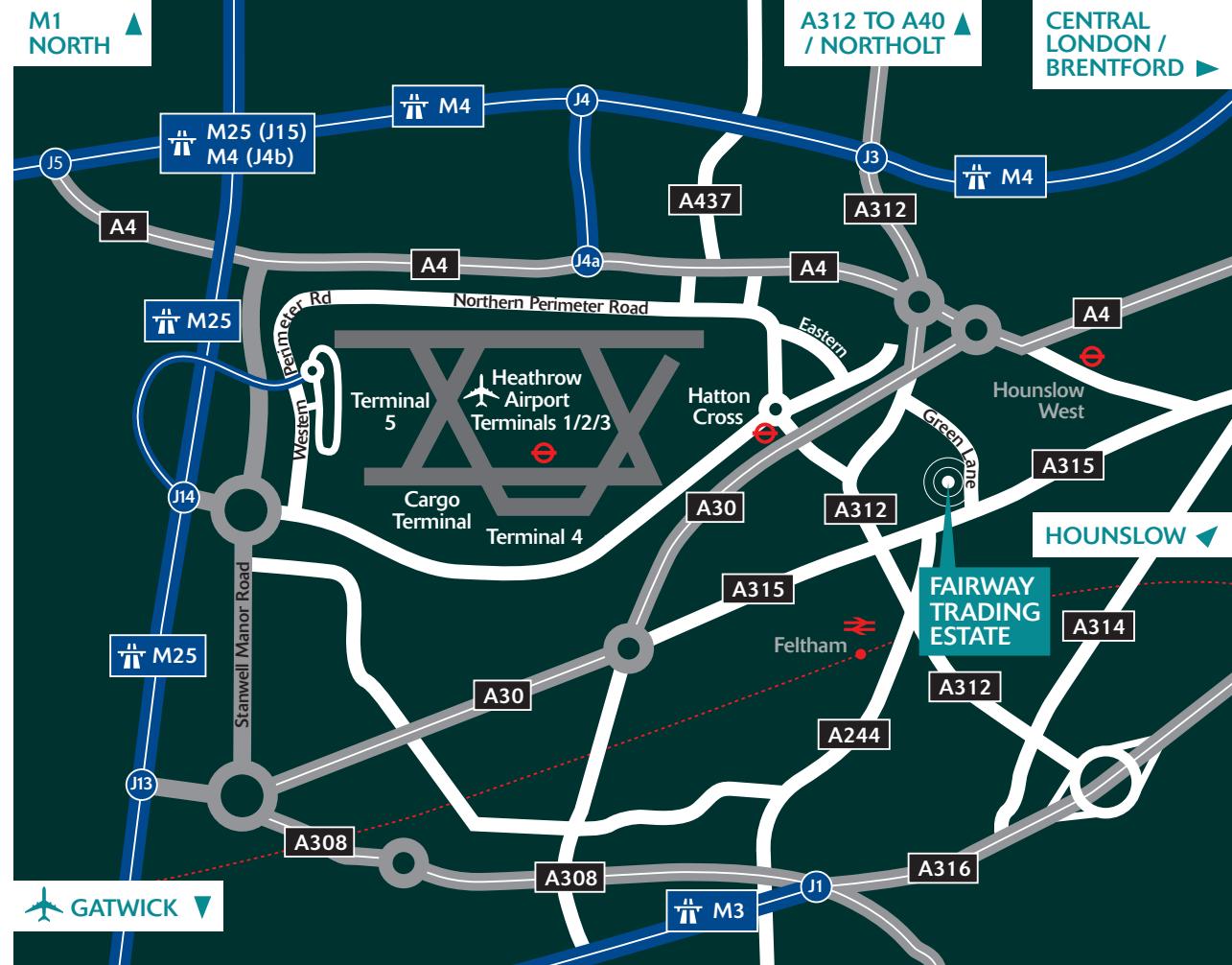
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LOCATION

Fairway Trading Estate is within close proximity to Heathrow Airport and Cargo Terminal. The estate fronts Green Lane which is accessed off the A312 and A315. The M3 and M4 motorways are within 4 miles.

Feltham and Hounslow Town Centres are both within easy reach. Feltham railway is approximately 1.5 miles, Hatton Cross and Hounslow West (both Piccadilly) underground stations are within 2 miles.



TERMS

A new lease for a term to be agreed; rent upon application.

VIEWING

For further information or to arrange a viewing please contact:



John Pocock
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LEGAL COSTS

Each party to be responsible for its legal costs.

EPC

EPC: A-23.



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