

Newly
Refurbished

HESTON



INDUSTRIAL / WAREHOUSE UNITS

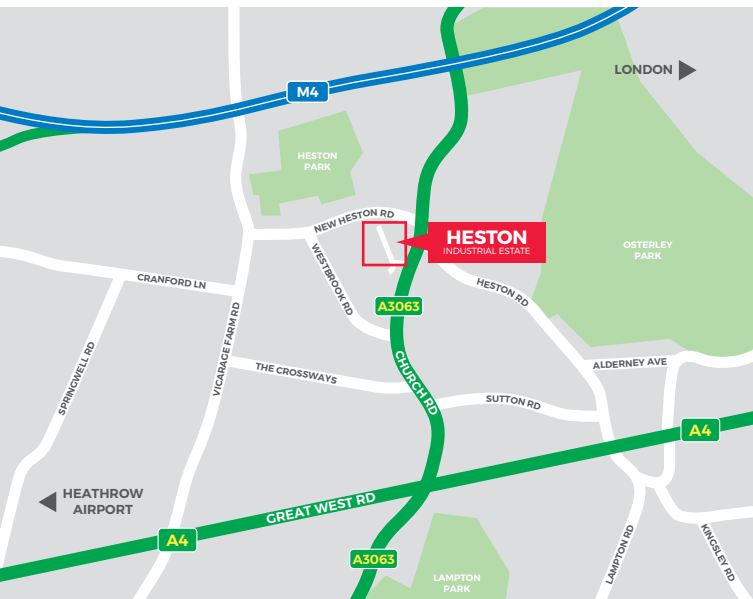
TO LET

2,605 - 5,231ft²
(242 - 486m²)

www.ipif.com/heston

IPIF

HESTON INDUSTRIAL MALL
CHURCH ROAD, HESTON, TW5 OLD



LOCATION

The estate is located on Church Road (A3063) which provides easy access to Great West Road (A4) and Heathrow. The M4 Motorway (Junc 3) is only 2 miles distance.

DESCRIPTION

The estate comprises two terraces of uniformly sized industrial/warehouse units. The units are refurbished and benefit from a full height roller shutter door, WC's, first floor offices, a loading area and 3 to 4 car parking spaces.

SPECIFICATION

- Full height loading door
- Fully fitted first floor offices
- WC's
- 3 phase electricity
- Secure gated estate
- 3.6m rising to 5.2m internal height
- Additional vehicle parking available
- Yard potentially available with a unit

LEASE TERMS

The units are available on new full repairing and insuring lease or leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

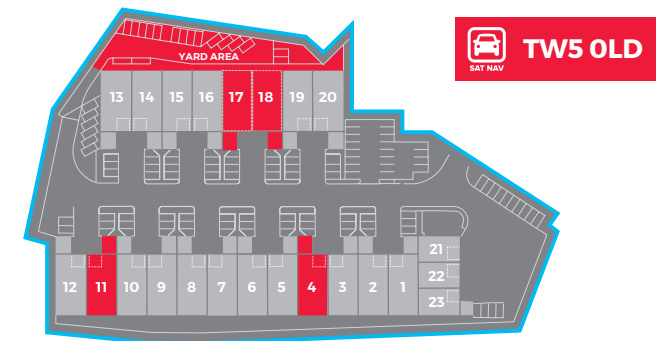
ENERGY PERFORMANCE RATING

EPC's are available on request.

ACCOMMODATION

Available accommodation comprises the following gross external GEA floor areas:

UNIT 4	M ²	FT ²	EPC
Ground Floor	219	2357	
FF Office	30	323	C - 73
TOTAL	249	2,680	
UNIT 11	M ²	FT ²	EPC
Ground Floor	217	2,340	
FF Office	26	276	C - 63
TOTAL	243	2,616	
UNIT 17*	M ²	FT ²	EPC
Ground Floor	218	2,346	
FF Office	UNDER OFFER		C - 74
TOTAL	244	2,626	
UNIT 18*	M ²	FT ²	EPC
Ground Floor	216	2,325	
FF Office	26	280	D - 99
TOTAL	242	2,605	
17 & 18 COMBINED TOTAL		486m²	5,231ft²
YARD AREA	M ²	FT ²	Acres
TOTAL	639.1	6,880	0.16



VIEWING Strictly by prior arrangement with the agent.

On behalf of the landlord

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