

Units 6&7 TO LET

Industrial/Warehouse units close to Heathrow Airport

10,340 to 20,729 sq ft (960 to 1,925 sq m)

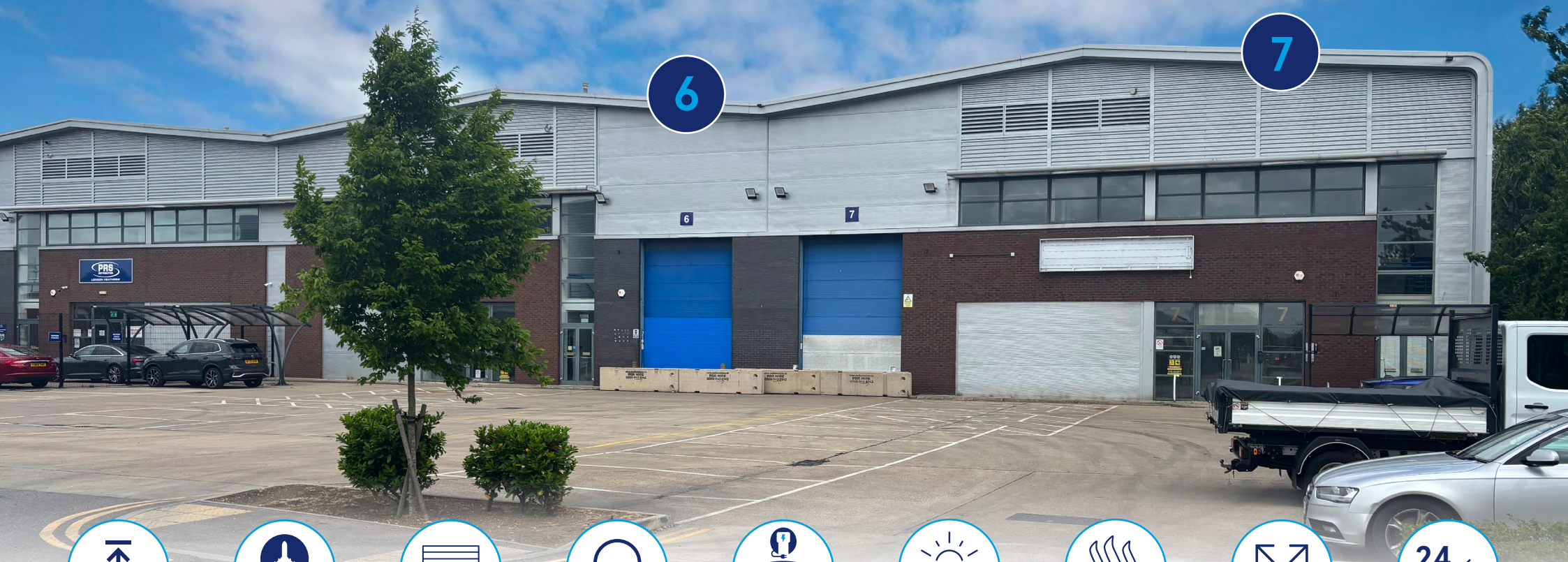
UNDER REFURBISHMENT

AIRPORT GATE



BATH ROAD | HEATHROW UB7 ONA





6

7



8.5M
MINIMUM
EAVES HEIGHT



1 MILE TO
HEATHROW
TERMINALS
1, 2 & 3



1 LEVEL
ACCESS DOOR
PER UNIT



NEW LED
WAREHOUSE
LIGHTING



GENEROUS ON
SITE CAR PARKING
WITH EV CHARGING
POINTS



NEW PV
ROOF PANELS



NEW AIR SOURCE
HEAT PUMPS



LARGE
YARD



UNRESTRICTED
24/7 ACCESS

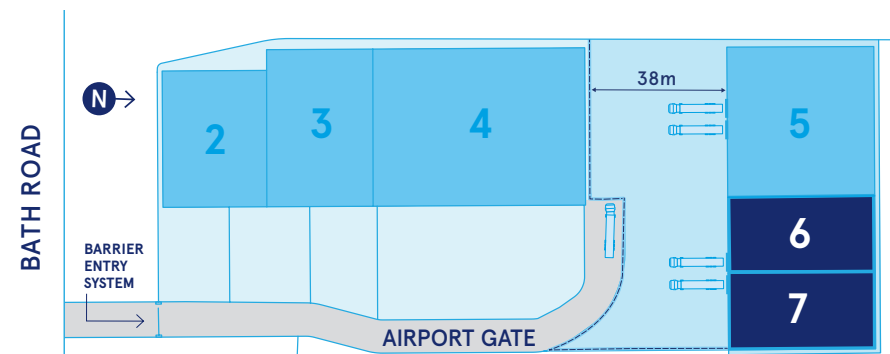
Units 6&7 AIRPORT GATE

BATH ROAD | HEATHROW UB7 0NA

DESCRIPTION

Units 6 and 7 Airport Gate are currently under refurbishment to a high specification (specification available upon request). The units comprise a mid and end terrace of steel portal frame warehouses with steel profile cladding and blockwork elevations.

The units have been designed to combine, providing an area of 20,729 sq ft (1,925 sq m).





BENEFITS

- CURRENTLY UNDER REFURBISHMENT
- 1 NEW UP-AND-OVER LEVEL ACCESS LOADING DOOR PER UNIT
- NEW LED LIGHTING
- 8.5M MINIMUM EAVES
- FULLY FITTED FIRST FLOOR OFFICES WITH SUSPENDED CEILING & RAISED FLOOR
- EXCELLENT NATURAL LIGHT

EXTERNALLY

- YARDS OF UP TO 38M
- BARRIER SECURITY
- ANPR BARRIER ENTRY SYSTEM TO SITE
- GENEROUS CAR PARKING PROVISIONS

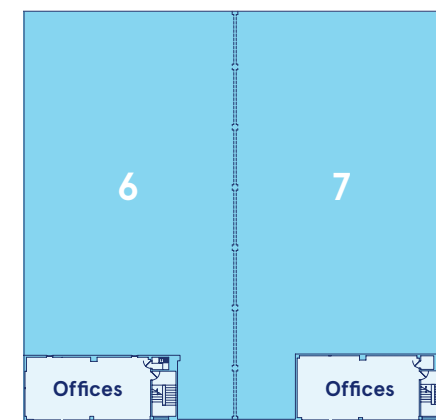
ACCOMMODATION SCHEDULE

UNIT 6	sq ft	sq m
Ground Floor Warehouse	9,211	855
First Floor Offices	1,129	105
TOTAL	10,340	960
Car parking	16 spaces	
UNIT 7	sq ft	sq m
Ground Floor Warehouse	9,270	861
First Floor Offices	1,119	104
TOTAL	10,389	965
Car parking	17 spaces	
UNITS 6 & 7 COMBINED	20,729	1,925

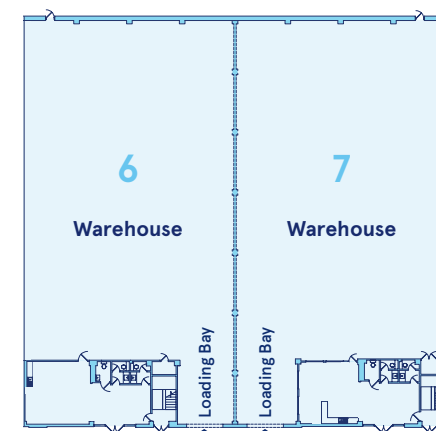
Approximate gross external areas.



FIRST FLOOR



GROUND FLOOR



Not to scale. For indicative purposes only.

EPC RATING

Available post refurbishment.
Targeting **EPC A+**.

LEASE TERMS

A new Full Repairing and Insuring lease on terms to be agreed.

TRAVEL TIMES

Heathrow
Terminals 1, 2 & 3

1.2
miles

M4
Junction 4

1.2
miles

M25
Junction 14

2.5
miles

M4/M25 Junction
Intersection

2.8
miles

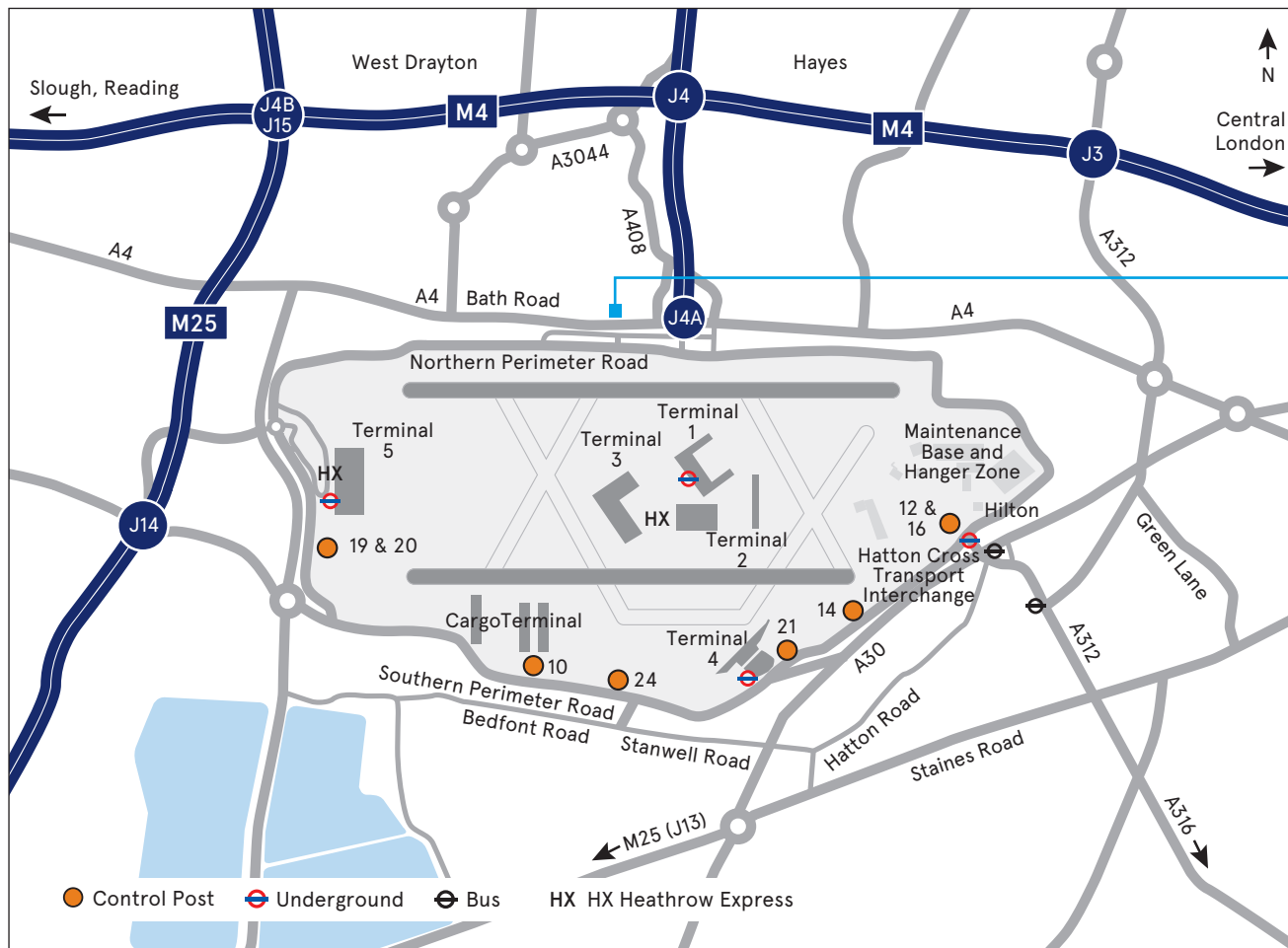
Heathrow
Terminal 5

3.3
miles

Heathrow Cargo
Terminal

4
miles

Source: AA Route Planner



LOCATION

Airport Gate is situated on the northern side of Heathrow Airport. The estate has direct access onto the A4 Bath Road, which runs parallel with Heathrow's Northern Perimeter Road, therefore giving excellent access to Terminals 1, 2 & 3 round to Cargo Terminal as well as Terminals 4 & 5.



The estate is well located close to both Junction 4 of the M4 (via the A408) and Junction 15 of the M25, which are both within a few minutes' drive (Heathrow Spur A408)



The nearest Underground station is at Heathrow Terminals 2 & 3 (Piccadilly Line) which is 1.3 miles away



Free buses run directly into the Terminals from outside the estate on the Bath Road

AIRPORT GATE

SAT NAV: **UB7 ONA**

VIEWING & FURTHER INFORMATION

For more information, please contact the joint agents:



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