



## INDUSTRIAL / WAREHOUSE PREMISES

### TO LET



#### Key Benefits

- Electric loading door
- Generous yard area
- Fully fitted offices
- CAT2 lighting & electric heating
- 24 hour security & CCTV

### TWO STOREY BUSINESS UNIT

**C9 HEATHROW CORPORATE PARK, GREEN LANE,  
HOUNSLOW, TW4 6ER**

**2,185 sq ft (203 sq m)**

For further information contact:

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## C9 HEATHROW CORPORATE PARK, GREEN LANE, HOUNSLOW, TW4 6ER

### LOCATION

Located close to Heathrow Airport, the estate benefits from quick links to A30 and A312. These major roads provide access to Heathrow Airport and motorway network. Hatton Cross and Hounslow West (Piccadilly line) tube stations are situated in close proximity.

### DESCRIPTION

Heathrow Corporate Park is a secure modern estate that benefits from 24 hour security, barrier access and CCTV.

The property provides ground floor warehouse space and first floor offices. There is generous yard and circulation space.

### ACCOMMODATION

(Approximate Gross External Area):-

AREA	FT <sup>2</sup>	M <sup>2</sup>
Ground floor warehouse	1,093	102
1st Floor Offices	1,092	102
<b>TOTAL</b>	<b>2,185</b>	<b>203</b>

### TERMS

Available to sublet or assign or there is the opportunity for a new lease subject to Landlord's approval.

### RENT

On application.

### RATES

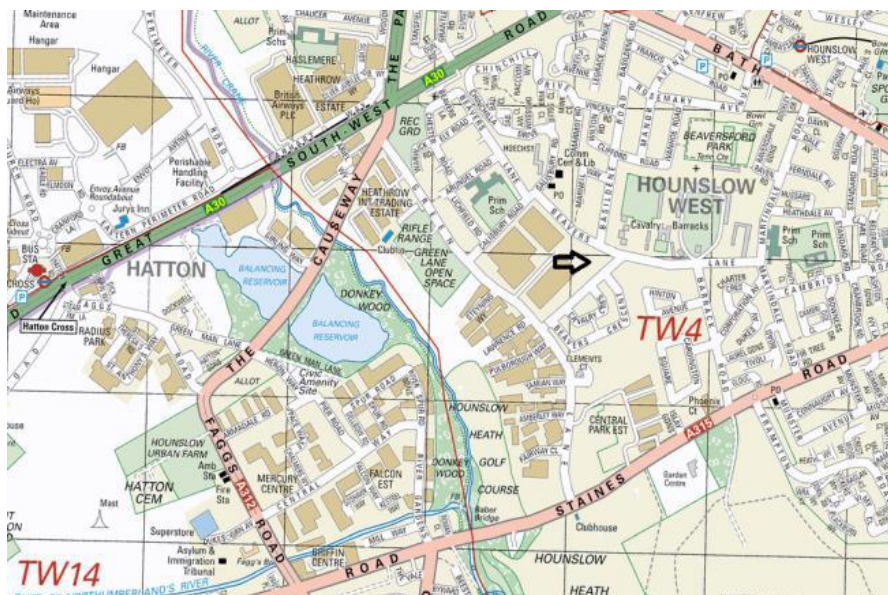
The property falls within the London Borough of Hounslow. Parties should make their own enquiries with the Local Authority.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

Energy Performance Asset Rating – tbc.



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