

# UNITS TO LET

FROM **2,501 ft<sup>2</sup>** (234m<sup>2</sup>)



SECURE  
GATED ESTATE



CLOSE TO A4, A312  
& M4 MOTORWAY



NEWLY  
REFURBISHED



INDICATIVE PHOTO

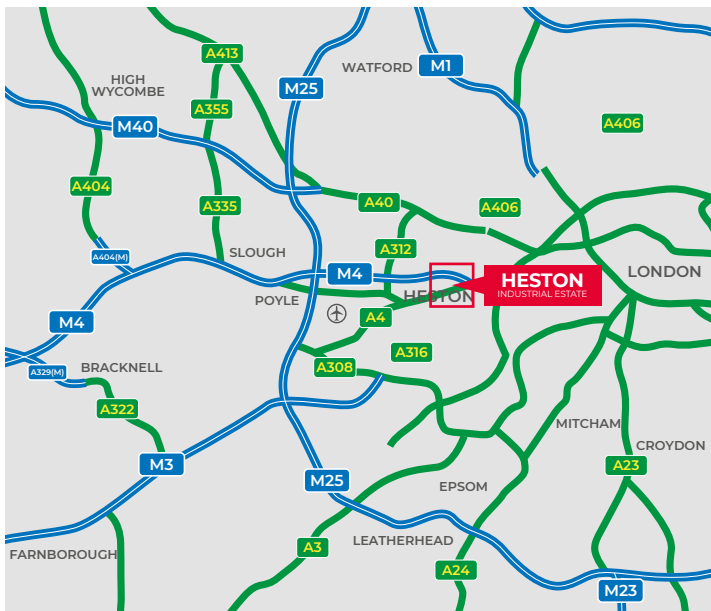


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MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

**HESTON INDUSTRIAL MALL**  
CHURCH ROAD, HESTON, TW5 0LD

**IPIF**



## 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.

## SPECIFICATION

- Full height up and over loading door
- Fully fitted first floor offices
- 3 phase electricity
- Secure gated estate
- 3.6m rising to 5.2m internal height
- Allocated and estate parking

## ACCOMMODATION

Available accommodation comprises the following gross external GEA floor areas:

UNIT 3	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	202.9	2,184	C-72
FF Office	31.96	344	
<b>TOTAL</b>	<b>235</b>	<b>2,528</b>	

UNIT 4	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	219	2,357	C-73
FF Office	30	323	
<b>TOTAL</b>	<b>249</b>	<b>2,680</b>	

UNIT 6	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	206	2,214	D - 95
FF Office	27	287	
<b>TOTAL</b>	<b>233</b>	<b>2,501</b>	

## 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

EPCs are available on request.



On behalf of the landlord



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