

TO LET

INDUSTRIAL/WAREHOUSE UNIT

4,020 sq ft (373.45 sq m)

Unit 32 Phoenix Distribution Park, Phoenix Way, Heston TW5 9NB



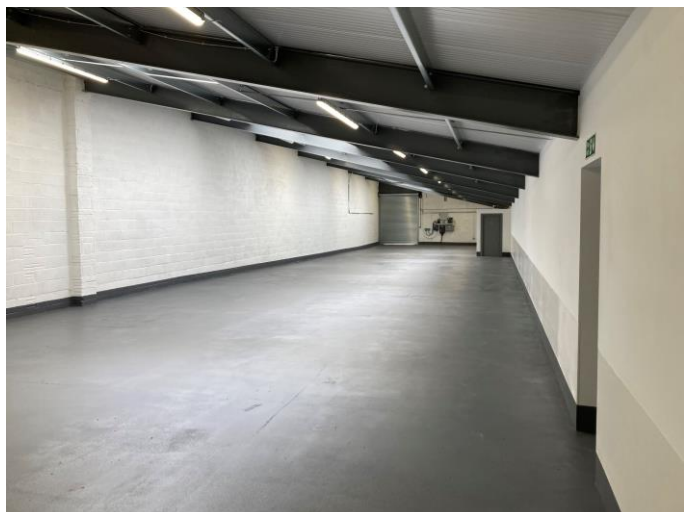
Location

Phoenix Distribution Park is accessed off Cranford Lane and is situated 1 mile from Junction 3 of the M4 and 3 miles from the M25. Heathrow Airport is approximately 2 miles distant and Hounslow Town Centre, which supplies all banking and retail facilities, is approximately 3 miles.

Description

Unit 32 is a semi detached single storey warehouse unit of approximately 4,020 sq.ft. and is of a steel framed construction with metal cladding to the elevations. Loading access is via a roller shutter door to the front of the unit.

The estate also benefits from have 24/7 use and on site security and a caretaker.



Amenities

- Fully refurbished
- Three phase power
- Electric roller shutter loading door
- LED lighting throughout
- 24/7 access
- On site caretaker/night security
- Allocated parking
- EPC rating – upon application

Lease terms:

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs:

A reservation deposit of £1000 is required which will hold the unit for 3 weeks whilst the lease is completed.

Landlords Legal Costs:

These will be limited to £500 and the balance will be credited to the rent on completion.

Viewing:

Strictly by appointment only.

Contact:

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For more information or to arrange a viewing contact:

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