

**TO LET**

## INDUSTRIAL/WAREHOUSE UNIT

Warehouse 8, The Mill, Horton Road, Stanwell Moor, Heathrow TW19 6BJ  
1,610 sq ft (149.6 sq m)



- Modern warehouse/industrial unit
- Two electrically operated loading doors
- Just off M25 Junction 14
- Close to Heathrow Terminal 5 and Cargo Terminal
- Parking



## Location

Warehouse 8 is located on The Mill Business Complex on Horton Road, Stanwell Moor just off Junction 14 of the M25 and close to Heathrow Terminal and The Heathrow Cargo Terminal.

The property is set in a picturesque area of Stanwell Moor overlooking the River Colne. Local shops including a Post Office are with 0.2 miles.

## Description

This modern warehouse is of a steel portal frame construction with cladding to the upper parts. The unit benefits from 5.6m eaves, two electrically operated up and over loading doors, allocated parking and a WC facility.

The site benefits from 24 hour access, CCTV and EV charging.

Fibre internet is also available. Further details on request.

## Accommodation

(approximate gross internal area)

Floor	Sq Ft	Sq M
Ground Floor Warehouse	1,610	149.6



## Amenities

- **Modern industrial/warehouse unit**
- **Two electrically operated loading doors**
- **On site parking**
- **WC Facility**
- **EV charging**
- **CCTV**
- **24 hour access**
- **Fibre internet available**

## EPC

The property has an Energy Performance Rating of C 66.

[Link to EPC Certificate](#)

## Business Rates

According to the Rating List on [www.voa.gov.uk](http://www.voa.gov.uk) the property has a Rateable Value of £19,500 equating to current rates payable of £9,730.50 per annum.

## Terms

Available on a new lease direct with the Landlord.

Rent - £25.00 per sq ft plus VAT per annum.



# DE SOUZA

For more information or to arrange a viewing contact:

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