

## NEW TO THE MARKET



## TO LET

### INDUSTRIAL/WAREHOUSE UNIT

2,237 SQ FT (207.81 SQ M)

**Unit 18/24 Phoenix Distribution Park  
Heston  
Middlesex  
TW5 9ND**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## 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 18/24 comprises an end of terrace industrial/warehouse unit with an additional storage building and small self contained yard. The loading access is via a single electric door at the front of the unit.

## Amenities

- Three phase power
- 1 x Electric Loading Door
- 1 x up and over loading door
- Lighting
- WC
- Allocated parking
- EPC upon request
- Yard area

## Terms

### Lease/Rent:

Upon Application

### 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.

## Contact

**Simon Cressey**

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