

## SECURE YARD TO LET



## TO LET

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5,932 SQ FT (551.08 SQ M)

**Yard 66 Phoenix Distribution Park**  
**Phoenix Way**  
**Heston**  
**TW5 9NB**

**Tel: 020 8707 3030**

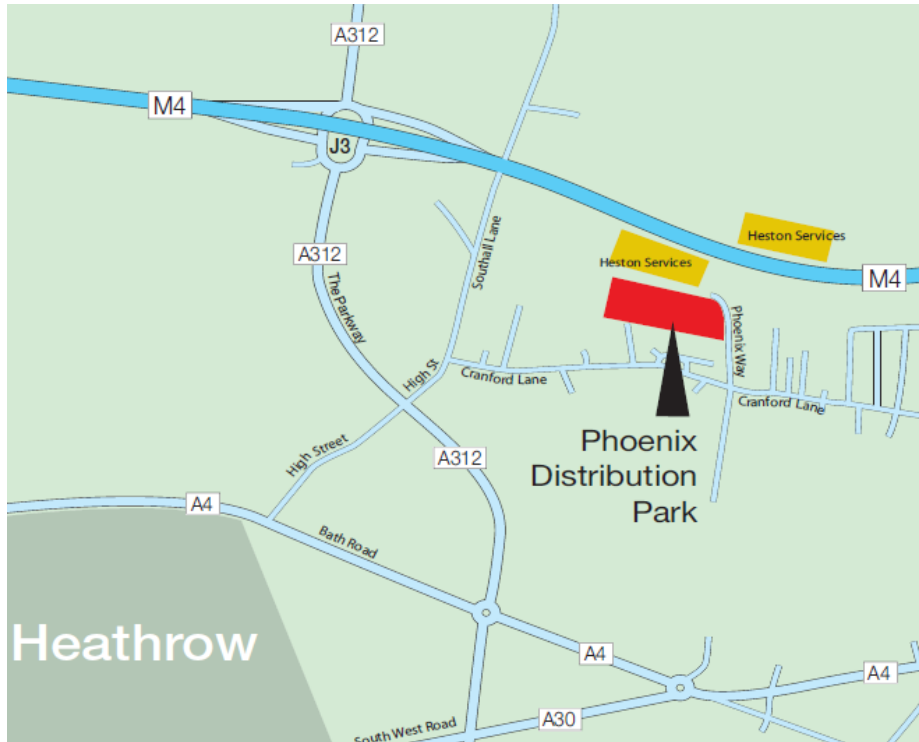
**[www.desouza.co.uk](http://www.desouza.co.uk)**

**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 conveniently located just 1.4 miles from the M4 junction 3 and 5 miles from the M25 junction 15. The A406 North Circular Road can be accessed at Chiswick, 5.5 miles away. Heathrow airport is also easily accessible, just 1.7 miles in distance.



## Amenities:

24/7 caretaker/security service  
Electricity, drainage and water on site  
Fenced and gated

## 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.

## Terms/Rent

Upon application.

## Viewing

**Simon Cressey**

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