

## NEW TO THE MARKET



## TO LET

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### INDUSTRIAL UNIT

3,070 SQ FT (285.20 SQ M)

**UNIT 27**

**PHOENIX DISTRIBUTION PARK**

**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 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 27 comprises is an end of terrace single storey warehouse unit of 3,070 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 and the building benefits from the following.

## Amenities

- Three phase power
- lighting
- Roller shutter door
- EPC – D89
- Allocated parking
- WC
- 24/7 caretaker/security

## 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.

## Viewing

### Contact:

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