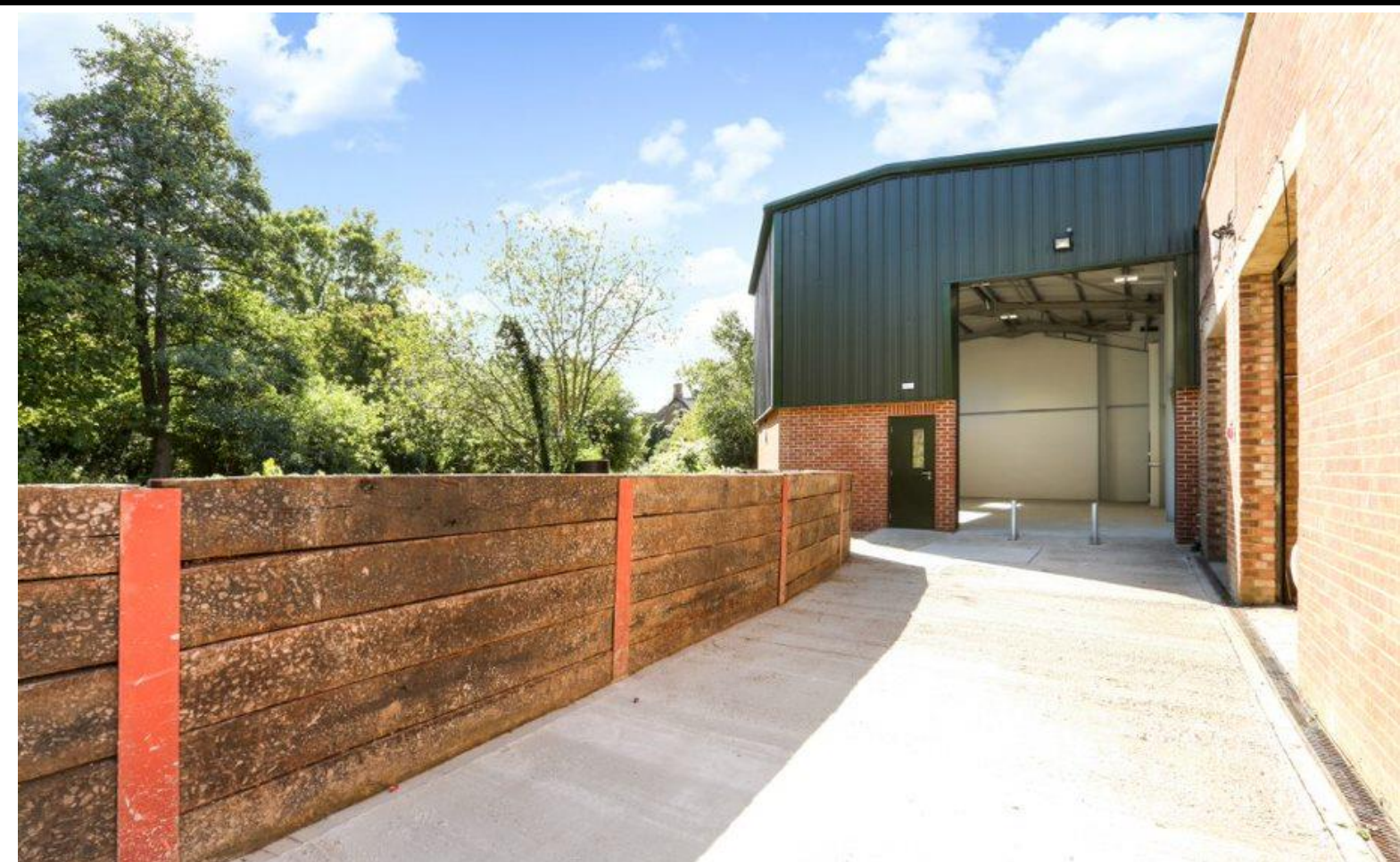


# **TO LET** | MODERN INDUSTRIAL/PRODUCTION UNIT

**1,610 sq ft (149.56 sq m)**

**WAREHOUSE 8, THE MILL, HORTON ROAD, STANWELL MOOR TW19 6BJ**



- Well maintained estate
- Two loading doors
- Three phase power
- Minimum 5.6m eaves height
- Estate CCTV
- Close to M25

## Location

The Warehouse is located next to The Mill Business centre, Horton Road just off Junction 14 of the M25. Warehouse 8 overlooks the River Colne and is situated in the picturesque area of Stanwell Moor. The property benefits from within close proximity to Junction 5 of the M4 and Heathrow Terminal 5.

Heathrow Airport is approximately 3.5 miles from the property, Post Office, local shops (0.2 miles) with a journey time to Heathrow Airport Central of approximately 6 minutes.

The Heathrow Cargo Terminal is located approximately 2.6 miles from the property.



## Description

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

CCTV and fibre optics available on site.

Additional office space is also available on site if required.

## Amenities

- 5.6 m eaves
- 2 x electric loading doors
- Allocated Parking
- WC Facility
- Additional office space available on site
- CCTV
- Fibre available
- 0.7 miles from J14, M25
- EPC – C66

## Terms

Warehouse 8 is available on a new full repairing and insuring lease.

Full terms upon application.

## Viewing

Strictly by appointment only, please contact

**Simon Cressey**

[simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)

07939 129427

# DE SOUZA

**For more information or to arrange a viewing contact:**

**Simon Cressey**

**E: [simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)**

**T: 020 8707 3030**

**M: 07939 129427**

**Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR**

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

DISCLAIMER: These Particulars are believed to be correct at time of going to Press. The Lessors and Agents of this property give notice that:  
(1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.  
(2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective tenants should not rely on them as statements of fact or representation but must satisfy themselves as to the accuracy of such details.  
(3) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. MAY 2018.