

**NEW TO THE MARKET**  
**CLOSE TO M4 & HEATHROW T5**



**TO LET**

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**INDUSTRIAL/WAREHOUSE UNIT**

1,610 sq ft (149.56 sq m)

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

**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

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/Rent

Available on a new lease direct with the Landlord for a term to be agreed. Rent on application.

## Viewing

Strictly by appointment only, please contact

**Simon Cressey**

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**020 8707 3036**