



TO LET

REFURBISHED INDUSTRIAL /
WAREHOUSE UNIT

10,000 - 20,634 SQ FT
(929 - 1,917 SQ M)

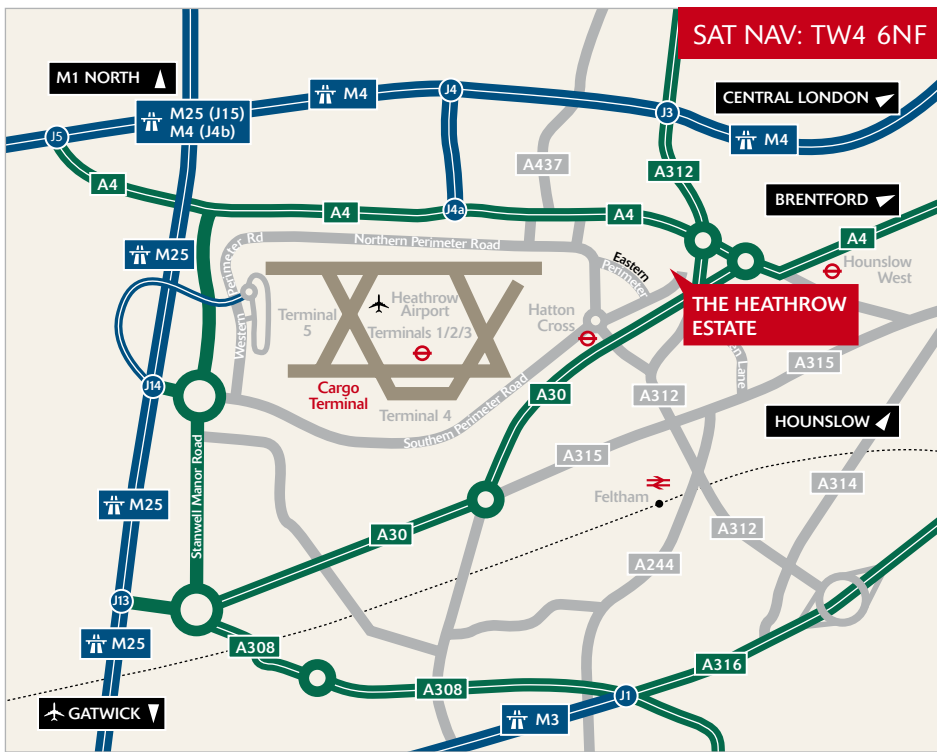
UNIT 3

THE HEATHROW ESTATE

SILVER JUBILEE WAY | HEATHROW | TW4 6NF

[SEGR^O.com/heathrow](https://www.segro.com/heathrow)

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UNIT 3 THE HEATHROW ESTATE | SILVER JUBILEE WAY | TW4 6NF

UNIT 3

- Close proximity to other major trade companies
- Prominent, established industrial estate with good visibility
- 24-hour on site security
- 24-hour access
- Superb links to motorway network
- Offices can be fitted if required
- 6.7m eaves
- 3x level access loading doors
- The warehouse could be split to provide two smaller units: 3a and 3b
- An Energy Performance Certificate (EPC) is available

ACCOMMODATION

OPTION 1 – WHOLE UNIT

WAREHOUSE 3	20,634 sq ft	1,917 sq m
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OPTION 2 – SPLIT UNITS

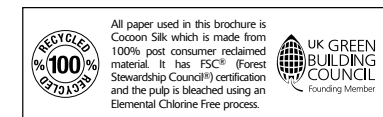
WAREHOUSE 3a	10,000 sq ft	929 sq m
WAREHOUSE 3b	10,000 sq ft	929 sq m

(All areas are approximate and measured on a Gross External basis)

DRIVING DISTANCES

LOCATION	MILES	MINS
Hatton Cross Station	1.8	6
M4, Junction 3	1.9	5
M4, Junction 4a	3	6
Heathrow Cargo Terminal	4.3	12
Central London	15.2	33

Source: Google maps



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 12/14