

2 & 3 PULBOROUGH WAY HOUNSLOW | TW4 6DE

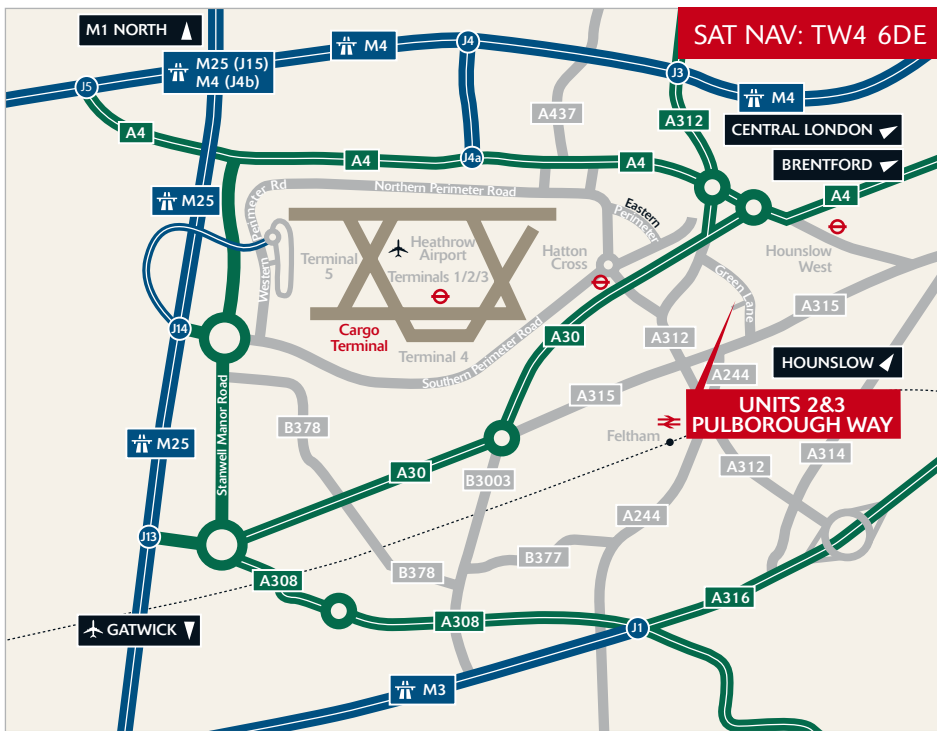


TO LET
TWO WAREHOUSE /
PRODUCTION UNITS

FROM
6,892 SQ FT
(640 SQ M)
TO
14,622 SQ FT
(1,358 SQ M)

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

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WHERE BUSINESS WORKS



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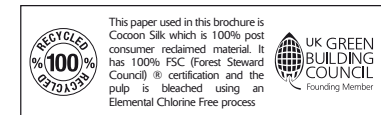
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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.lettingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 07/11

UNITS 2&3 PULBOROUGH WAY

UNIT 2		
WAREHOUSE	5,389 sq ft	500.62 sq m
GROUND & FIRST FLOOR OFFICE	2,341 sq ft	217.53 sq m
TOTAL	7,730 sq ft	718.15 sq m
UNIT 3		
WAREHOUSE	5,507 sq ft	511 sq m
FIRST FLOOR OFFICE	1,385 sq ft	129 sq m
TOTAL	6,892 sq ft	640 sq m

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

SPECIFICATION

- Two high-quality warehouse / production buildings
- Unit 2 provides fully fitted offices on the ground and first floor and includes a passenger lift
- Lighting to warehouse
- Unit 3 provides fully fitted offices on the first floor
- 6 car parking spaces per unit
- Anti-ram raid bollards
- 6m (19' 6") minimum clear height
- One 5m x 4m electrically operated loading door per unit
- Medium load class floor (30kN/m²)
- 3-phase electricity, water and gas supplies
- An Energy Performance Certificate (EPC) is available

DRIVING DISTANCES

LOCATION	MILES	MINS
Hatton Cross bus and Underground station (Piccadilly Line)	1.6	6
M4, Junction 3	2.1	6
Heathrow Cargo Terminal	4	12
M3, Junction 1	4.6	12
M25, Junction 15	6.3	11

Source: www.multimap.co.uk