

# 3 PULBOROUGH WAY HOUNSLOW



the  
**LHR**  
.com

NEW WAREHOUSE/PRODUCTION UNIT  
640 sq m (6,892 sq ft)

# TO LET

**SEGR****O**  
SLOUGH ESTATES GROUP



# 3 PULBOROUGH WAY

## theLHR.com PORTFOLIO

theLHR.com portfolio comprises approximately 3 million sq ft of business space on 18 estates in 11 locations centred on Heathrow Airport.

The portfolio is being continuously upgraded and expanded through acquisitions and new development, delivering a range of high quality accommodation to meet the needs of the wide variety of airport-related businesses servicing Heathrow.

## DESCRIPTION

Unit 3 comprises a high quality new warehouse/production building with a first floor that could be fitted out to provide office accommodation.

## LOCATION

Pulborough Way is situated off Green Lane, Hounslow. Hounslow and Feltham Town centres are approximately one mile away and provide the usual retail and banking facilities. The M4 (Jct. 3) and the M3 (Jct. 1) are both approximately 3 miles in distance. Heathrow Airport is 2 miles away.

## SPECIFICATION

### EXTERNAL AREAS

- Reinforced concrete service yards
- Landscaped environment
- 6 car parking spaces
- Anti-ram raid bollards

### WAREHOUSE

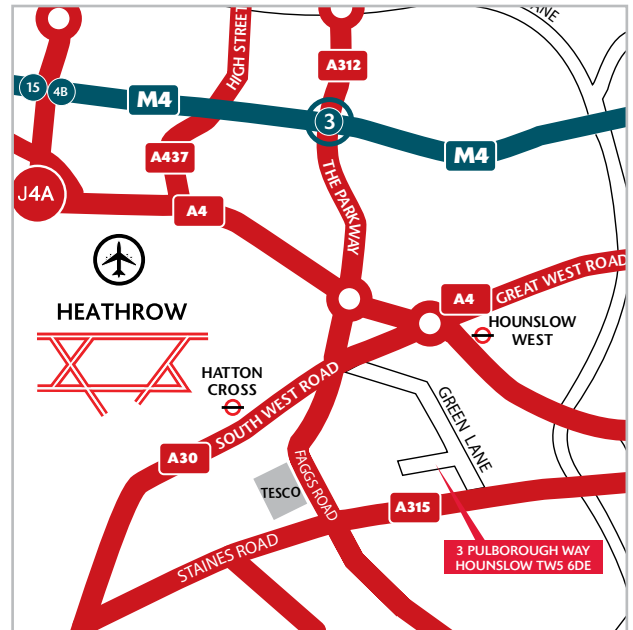
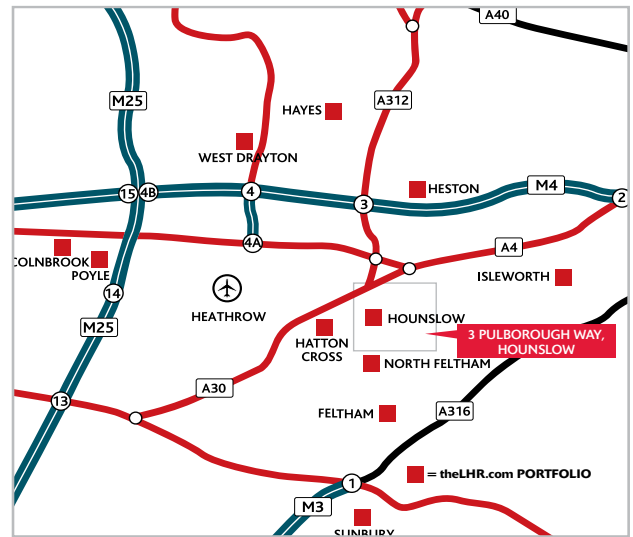
- 6m (19 ft 6 ins) minimum clear height
- 300 lux lighting
- 1no. 5m x 4m electrically operated loading door
- Medium load class floor (30KN/m<sup>2</sup>)
- 3 phase electricity, water and gas supplies

## FLOOR AREAS

	sq m	sq ft
Ground Floor Warehouse	511	5,507
First Floor Offices	129	1,385
Total	640	6,892

## TERMS

Terms available on application.



bonnie.minshull@dtz.com



simon@desouza.co.uk



01895 813 344  
collierscre.com/industrial

bal.panesar@collierscre.co.uk

For information on this building or the rest of theLHR.com Portfolio, log on to

[www.theLHR.com](http://www.theLHR.com)