



5 & 6 THE HESTON CENTRE

HESTON TW5 9NJ

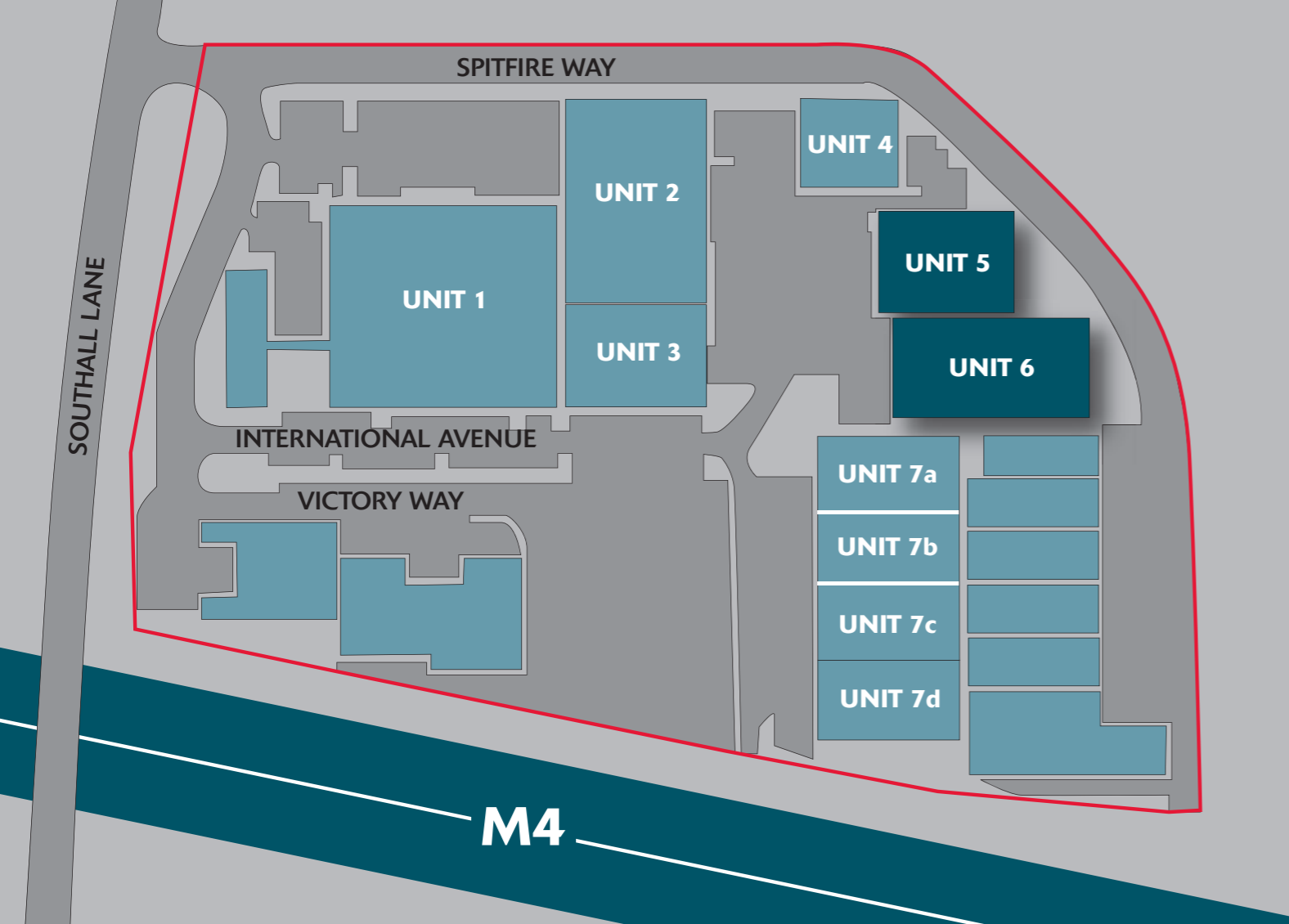
REFURBISHED WAREHOUSE/INDUSTRIAL UNITS

17,059- 40,237 SQ FT (1,584 – 3738 SQ M)

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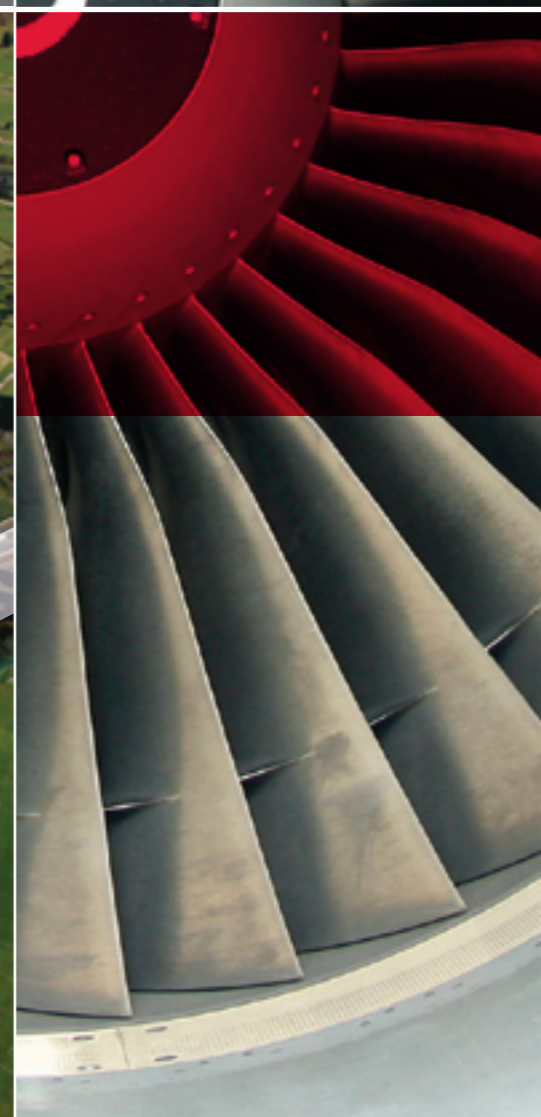


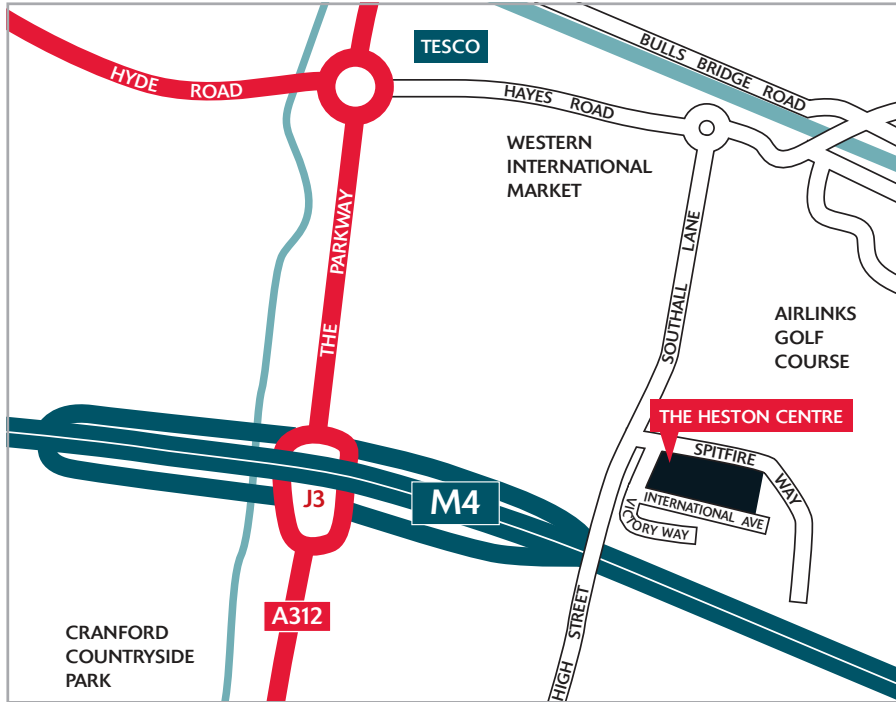
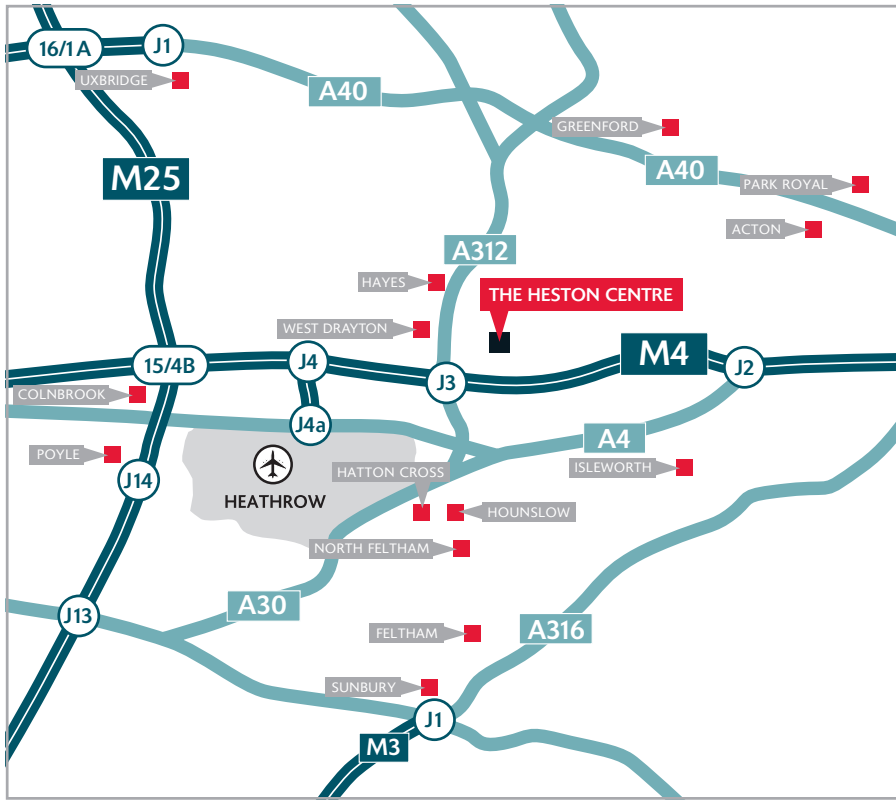
THE OPPORTUNITY

Fully refurbished warehouse units of portal frame construction with blockwork/profile metal cladding elevations under a pitched roof. The premises comprise of a modern warehouse production facility which has been fully refurbished benefiting from a minimum eaves height of 5.9m. Ancillary office accommodation is arranged over both ground and first floor levels. The warehouse area is accessed via a full height electric roller shutter door and benefits from a dedicated parking area to the front of the building.

FLOOR AREAS

UNIT NO	PRODUCTION/ WAREHOUSE		GROUND FLOOR OFFICES		FIRST FLOOR OFFICES		TOTAL	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
5	14,402	1,338	1,409	131	1,248	116	17,059	1,585
6	19,231	1,787	1,973	183	1,974	183	23,178	2,153





THE HESTON CENTRE HESTON, HOUNSLOW

SAT NAV REF: TW5 9NJ

The Heston Centre is conveniently positioned for access to the motorway network and Heathrow Airport. It is a well established estate comprising of warehouse accommodation benefiting from 24 Hr access and use.

TERMS

The buildings are available by way of new leases (either separately or combines) on flexible terms, subject to contract.

DISTANCES

BY ROAD

Junction 3, M4	1.4 miles
T1, 2 & 3 Heathrow Airport	2.4 miles
M25/M4 Interchange	5.2 miles
Cargo Terminal	5.4 miles

Source: AA Route Planner



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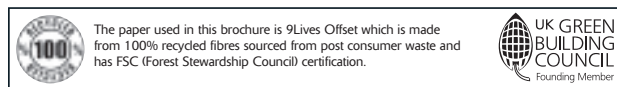


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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasebusinesspremisses.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date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

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