

# AIRLINKS

## INDUSTRIAL ESTATE

SPITFIRE WAY | HESTON | TW5 9NR

**TO LET**

MODERN WAREHOUSE / PRODUCTION UNITS

**2,935 - 63,143 SQ FT**  
(273 - 5,866 SQ M)

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

**SEGR**O****  
WHERE BUSINESS WORKS



## AIRLINKS INDUSTRIAL ESTATE IS LOCATED CLOSE TO THE M4 (JUNCTION 3) AND A312 PROVIDING EXCELLENT ACCESS TO HEATHROW AIRPORT, CENTRAL LONDON AND THE NATIONAL MOTORWAY NETWORK

The estate is situated on Spitfire Way just off Southall Lane which in turn connects to the A312 Hayes Bypass. Southall Station is within 0.6 miles and Hayes & Harlington Station within 1.9 miles, both offering fast and frequent services to London Paddington. Local amenities also include a Tesco Superstore, David Lloyd Fitness Centre and Western International Fruit and Vegetable Market.

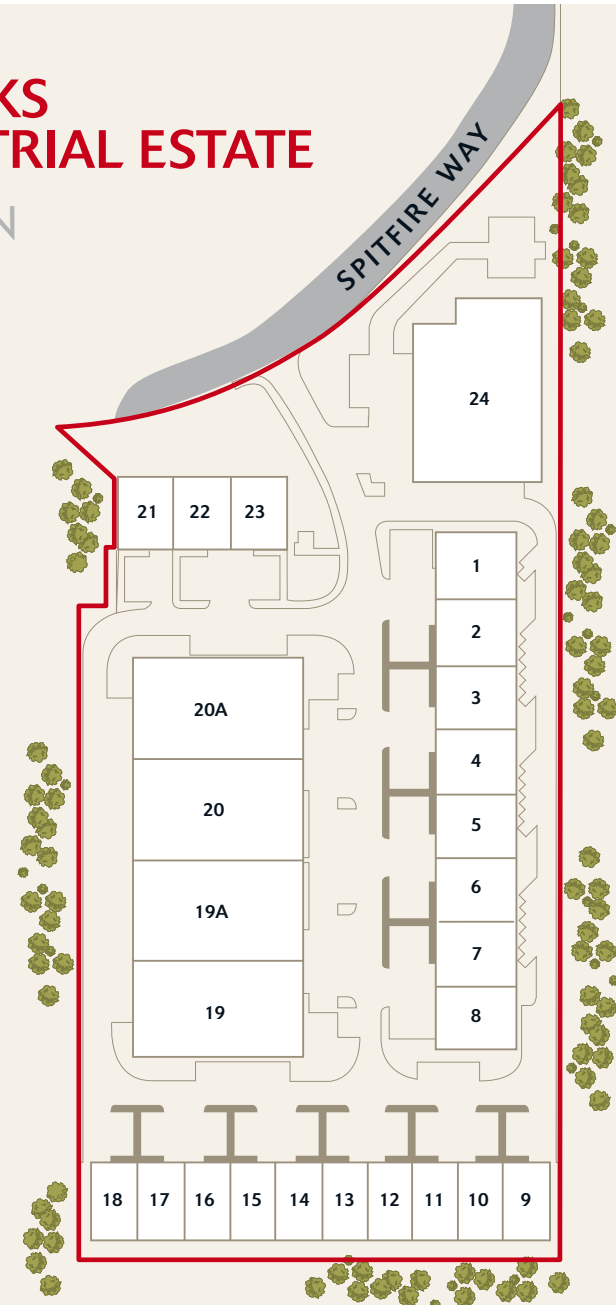
### SPECIFICATION

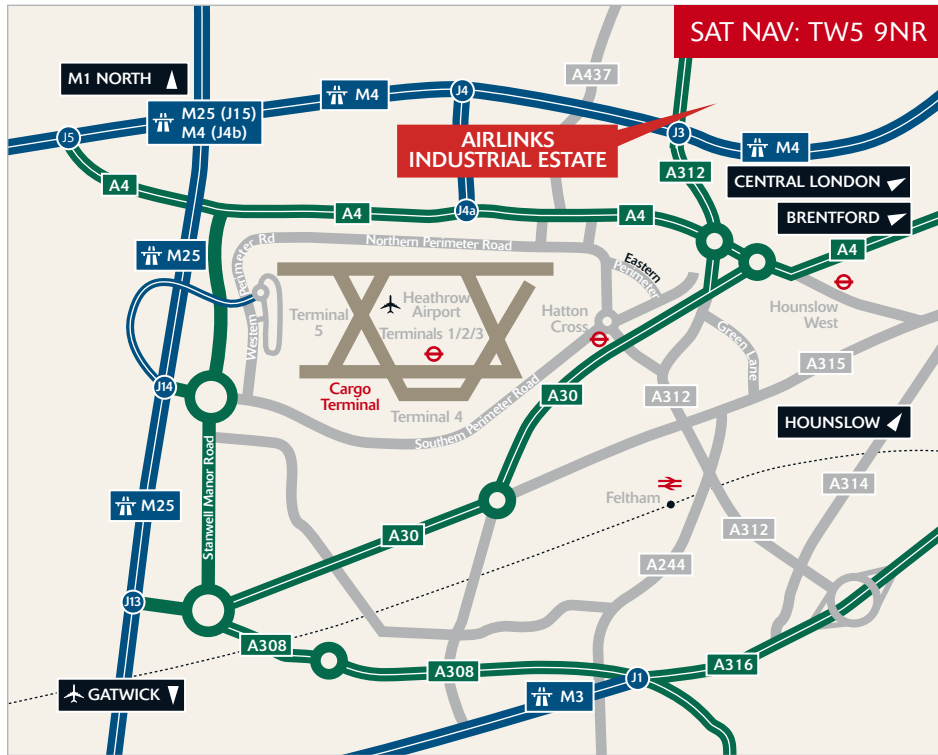
- 5 - 6.75m to eaves
- Level access loading doors
- Ancillary offices with central heating
- Generous ancillary parking
- 24/7 access and security
- An Energy Performance Certificate (EPC) is available



# AIRLINKS INDUSTRIAL ESTATE

## SITEPLAN





For more information please contact the joint agents:

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## AIRLINKS INDUSTRIAL ESTATE SPITFIRE WAY | HESTON | TW5 9NR

### DRIVING DISTANCES

| LOCATION                | MILES | MINS |
|-------------------------|-------|------|
| M4, Junction 3          | 1.4   | 4    |
| Heathrow Terminals 1-3  | 4.9   | 10   |
| Heathrow Cargo Terminal | 5.1   | 14   |
| M4 J4b / M25 J15        | 5.2   | 9    |

Source: Google maps

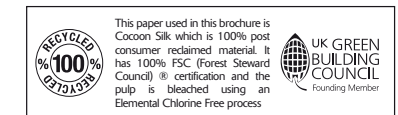
| RAIL   | MINS |
|--|------|
| From Southall and Hayes & Harlington Stations to London Paddington | 20   |

### ABOUT SEGRO

Operating in eight countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.

[www.SEGRO.com/heathrow](http://www.SEGRO.com/heathrow)



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.clascheme.org.uk](http://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