



5 & 6

THE HESTON CENTRE

HESTON | TW5 9NJ

TO LET

REFURBISHED WAREHOUSE /
INDUSTRIAL UNITS

17,059 - 40,237 SQ FT
(1,584 - 3,738 SQ M)

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

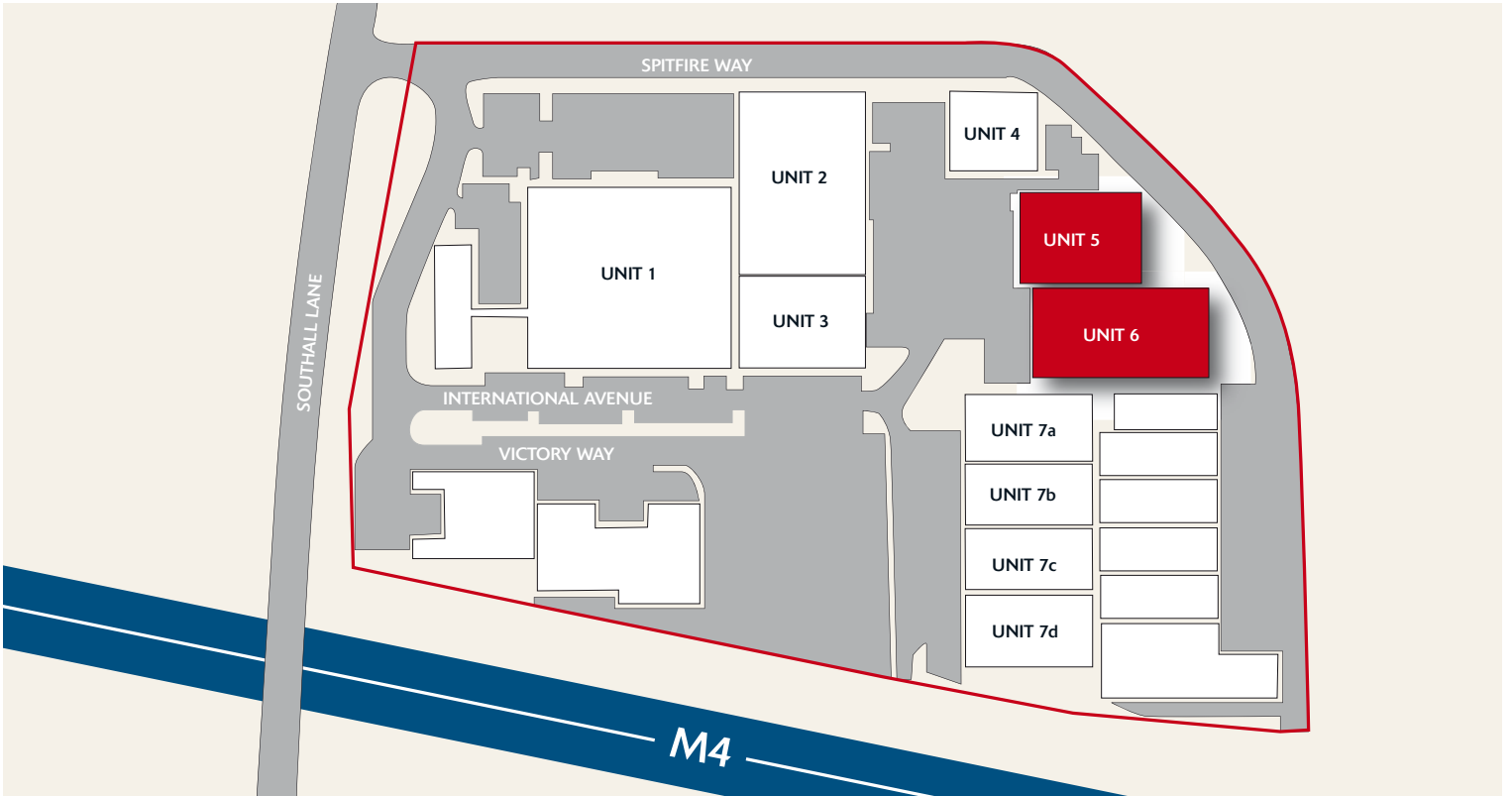
SEGR^O
WHERE BUSINESS WORKS



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.

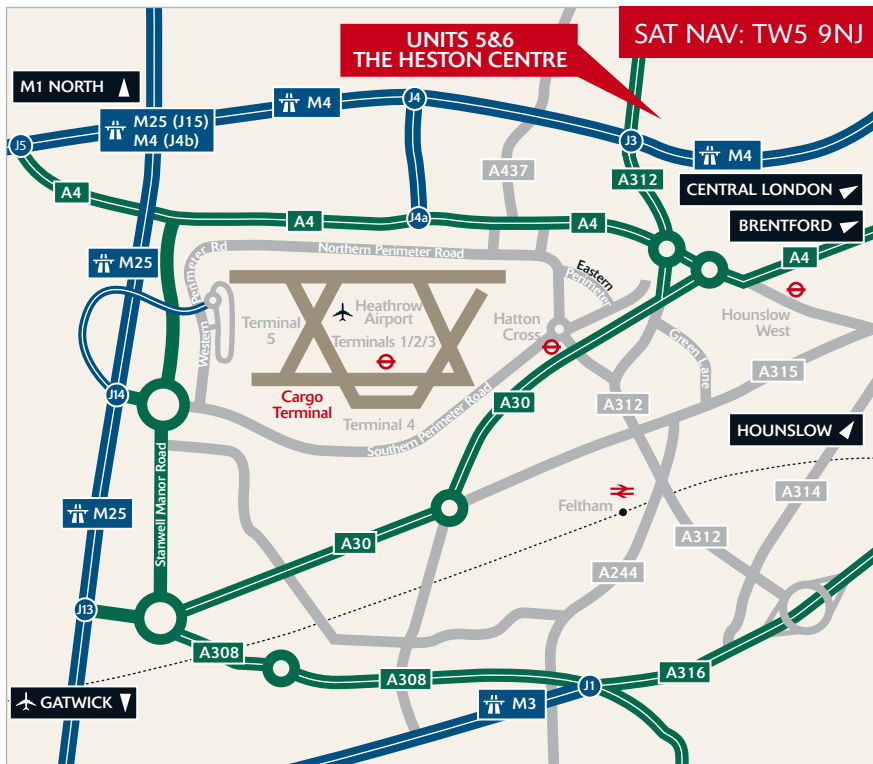




ACCOMMODATION

	Unit 5		Unit 6	
PRODUCTION / WAREHOUSE	14,402 sq ft	1,338 sq m	19,231 sq ft	1,787 sq m
GROUND FLOOR OFFICE	1,409 sq ft	131 sq m	1,973 sq ft	183 sq m
FIRST FLOOR OFFICE	1,248 sq ft	116 sq m	1,974 sq ft	183 sq m
TOTAL	17,059 sq ft	1,585 sq m	23,178 sq ft	2,153 sq m

(All areas are approximate and measured on a Gross External basis)
 An Energy Performance Certificate (EPC) is available



UNITS 5&6 THE HESTON CENTRE

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-hour access and use.

TERMS

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

DRIVING DISTANCES

LOCATION	MILES
M4, Junction 3	1.4
Terminal 1, 2 & 3	2.4
M25, Junction 15	5.2
Heathrow Cargo Terminal	5.4
M25, Junction 14	6.9

Source: www.multimap.co.uk

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.

For more information please contact the joint agents:



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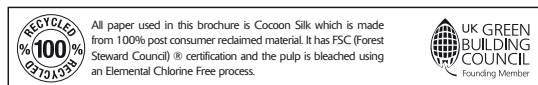
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www.SEGRO.com/heathrow



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.dascheme.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