

UNIT TO LET

13,843 ft² (1,286 m²)



PRIME NORTH OF THE
AIRPORT LOCATION



A4, M4 & M25 IN
CLOSE PROXIMITY



TO BE
REFURBISHED



ROADSIDE
FRONTAGE TO A4



www.ipif.com/skyport

MODERN WAREHOUSE UNIT WITH SECURE YARD

UNIT 6, SKYPORT TRADE PARK

HEATHROW, SKYPORT DRIVE, HARMONDSWORTH, UB7 0LB

IPIF



ACCOMMODATION

Available accommodation comprises the following gross external areas:

| UNIT 6 | FT ² | M ² |
|--------------------------|-----------------|----------------|
| GF Warehouse / Ancillary | 12,763 | 1,186 |
| FF Office Areas | 1,080 | 100 |
| TOTAL | 13,843 | 1,286 |



SPECIFICATION

- Mid terrace modern industrial / warehouse unit
- Roadside frontage to the busy A4
- Eaves height: 5.6m to 6.8m (below frame)
- Eaves height: 6.38m to 7.7m (in-between frame)
- 1x electric loading door 5.98 m (W) x 5.44 m (H) approx
- 3 phase electricity and gas supply
- Warehouse lighting
- Ground floor reception / stairwell
- Kitchenette and WC facilities
- First floor purpose built offices
- Secure fenced / gated yard
- Yard area 4,100 ft² approx
- Yard max depth 16.5 m approx
- Dedicated car parking (approx 12 allocated spaces)

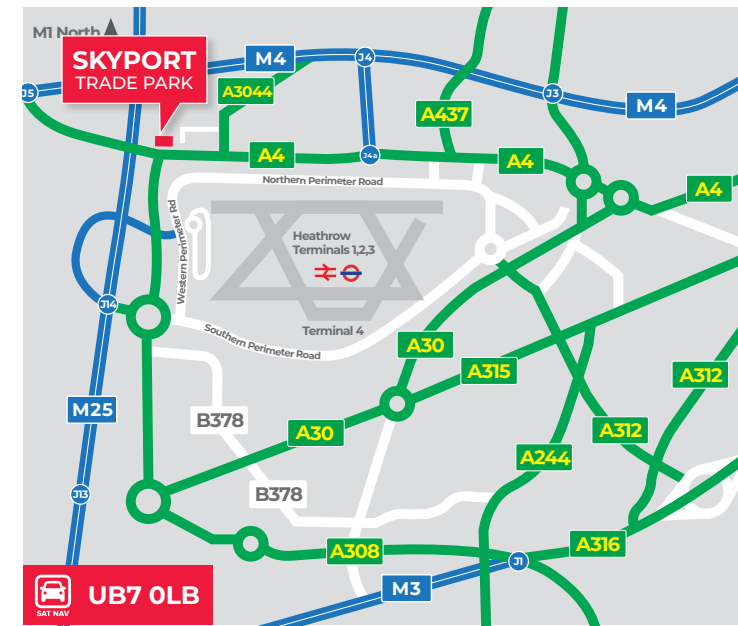
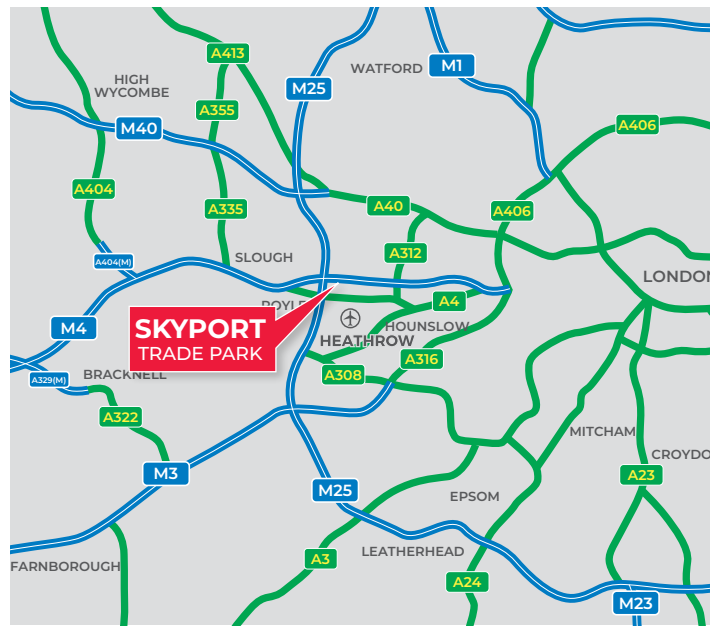


LOCATION

Situated immediately to the north of Heathrow Airport, Skyport Trade Park is an established warehouse / trade counter estate with roadside frontage to the busy A4, overlooking Heathrow Airport's Northern Runway. Skyport Trading Estate's superb location offers quick access to the Cargo Terminal, ALL Airport Terminals and by road to the M4 (via the A408), Junction 4 and 5 of the M4 and junction 14 of the M25.

The U3 Bus stopping on Skyport Drive takes 14 minutes to get to Heathrow Terminals 2 & 3 Station for Elizabeth Line & Piccadilly Line train and tube services.

Amenities in close proximity include McDonalds Drive Thru, Shell Petrol Station and The Premier Inn Hotel on the A4. Local amenities can also be found nearby in Harmondsworth Village.



| DRIVE-TIMES* | Distance | Approx. Time |
|---------------------------------------|------------|--------------|
| A4 (Bath Road) | 0.3 miles | 2 mins |
| M4 (jct.4) | 1.9 miles | 6 mins |
| Heathrow Airport (Terminals 1, 2 & 3) | 2.9 miles | 10 mins |
| M25 (jct.15) | 3.8 miles | 8 mins |
| M3 (jct.2) | 8.6 miles | 14 mins |
| M40 (jct.1A) | 9.2 miles | 18 mins |
| Central London | 17.1 miles | 57 mins |



*Drive time approximate. Sourced by Google Maps

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord

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