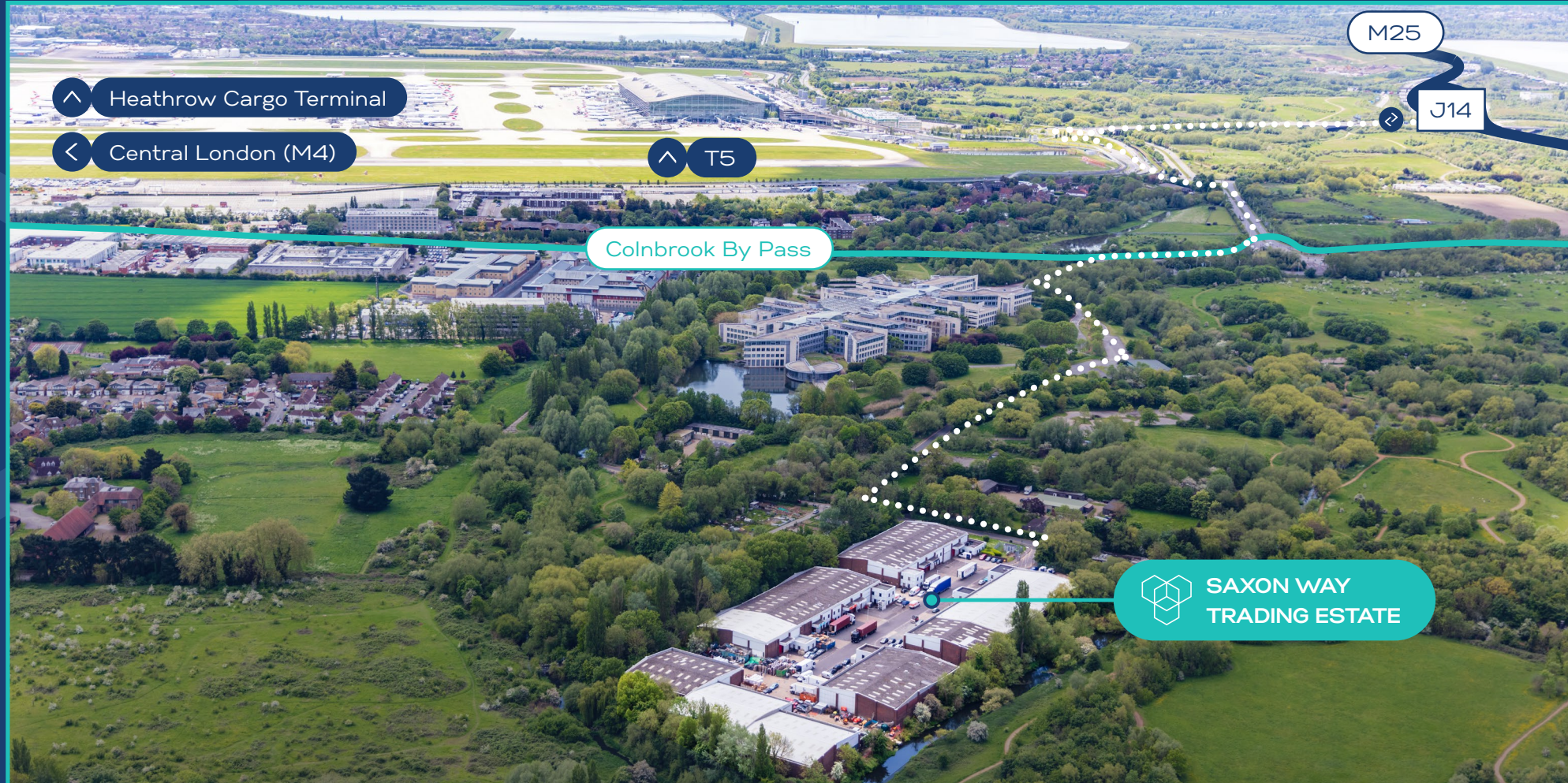




SAXON WAY

COMPREHENSIVELY REFURBISHED | INDUSTRIAL / WAREHOUSE UNITS
FROM 5,793 – 14,691 SQ FT | AVAILABLE NOW



Saxon Way Trading Estate

Units 4, 5, 7,
14 & 15

Heathrow
UB7 OLW
///Even.Length.Nail



SAXON WAY
TRADING ESTATE



DESCRIPTION

Saxon Way Trading Estate consists of 16 warehouse / industrial units with 24 / 7 access, overnight manned security and the ability to combine units.

Each unit benefits from an open plan warehouse of steel portal frame construction, an electric roller shutter door, 6.9m clear internal height rising to 8.3m, demised loading area with allocated & ample communal parking to the front or side and first floor accommodation.

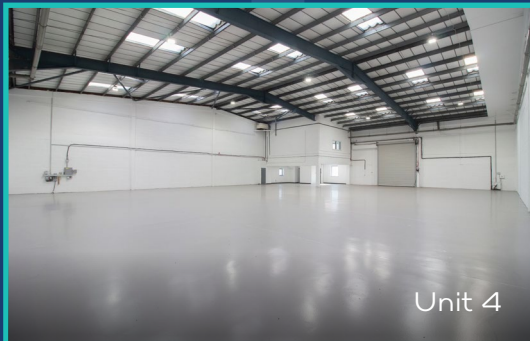
As part of all refurbishments, units will benefit from new metal clad elevations, windows and fully electric roller shutter doors. New LED lighting will also be installed throughout. Full specification is available on request.



Combined Units 4 & 5



Unit 7

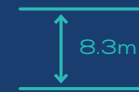


Unit 4



Unit 15

SPECIFICATION



6.9m Clear Internal Height Rising To 8.3m



Established Heathrow Estate



Overnight Manned Security



New LED Warehouse Lighting



Target EPC Rating 'B'



New Electric Roller Shutter Doors



24/7 Access



Ability To Combine Units



Allocated & ample communal parking

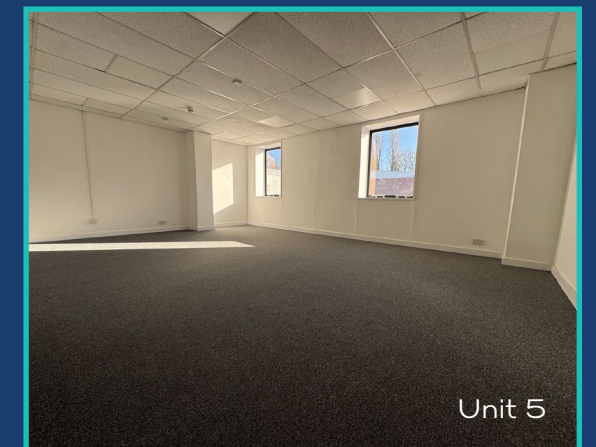
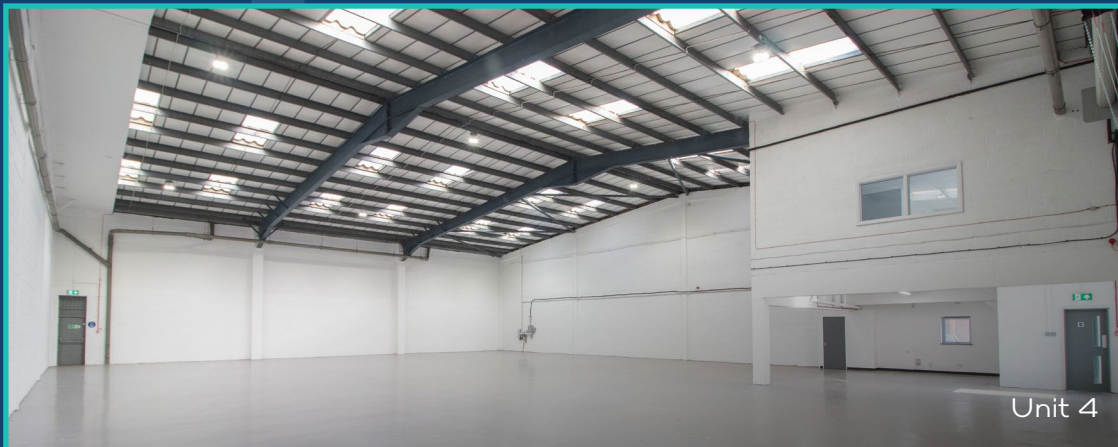
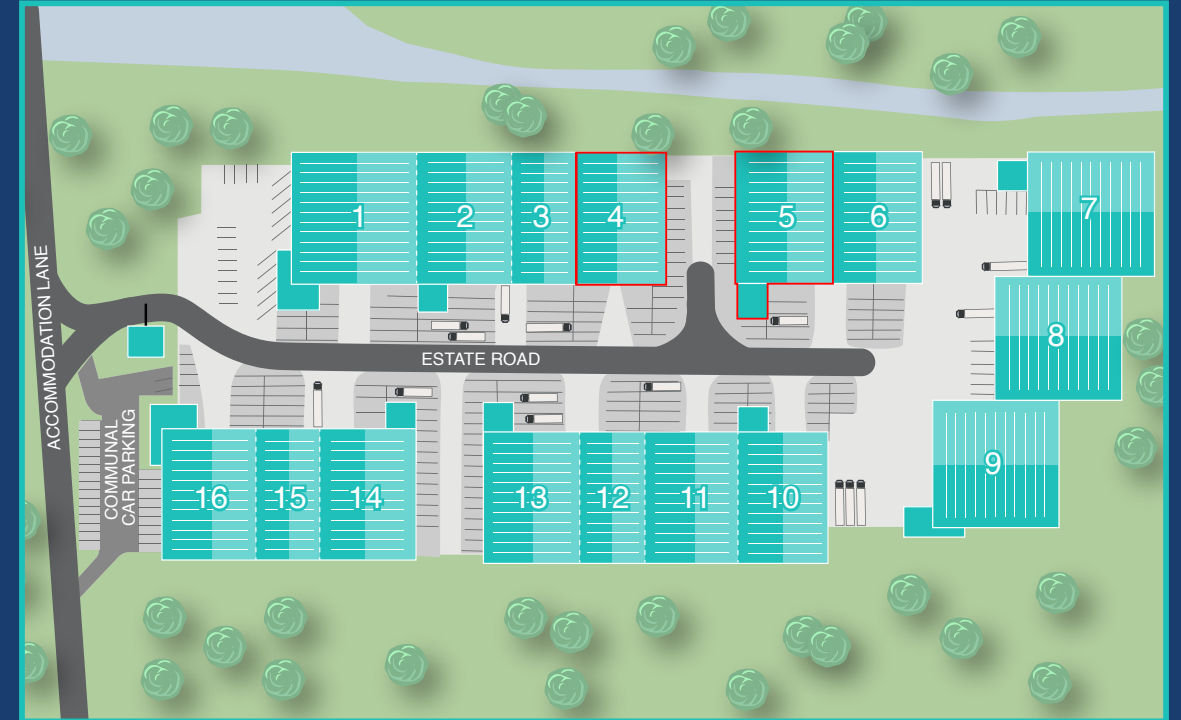


ACCOMMODATION

The units are measured to a Gross External Area as follows:

Unit 4	sq ft	sq m
Warehouse	7,764	721
First Floor Office	744	69
Total	8,508	790

Unit 5	sq ft	sq m
Warehouse	7,675	713
Ground Floor Office	626	58.2
First Floor Office	619	57.5
Total	8,920	828.7





ACCOMMODATION

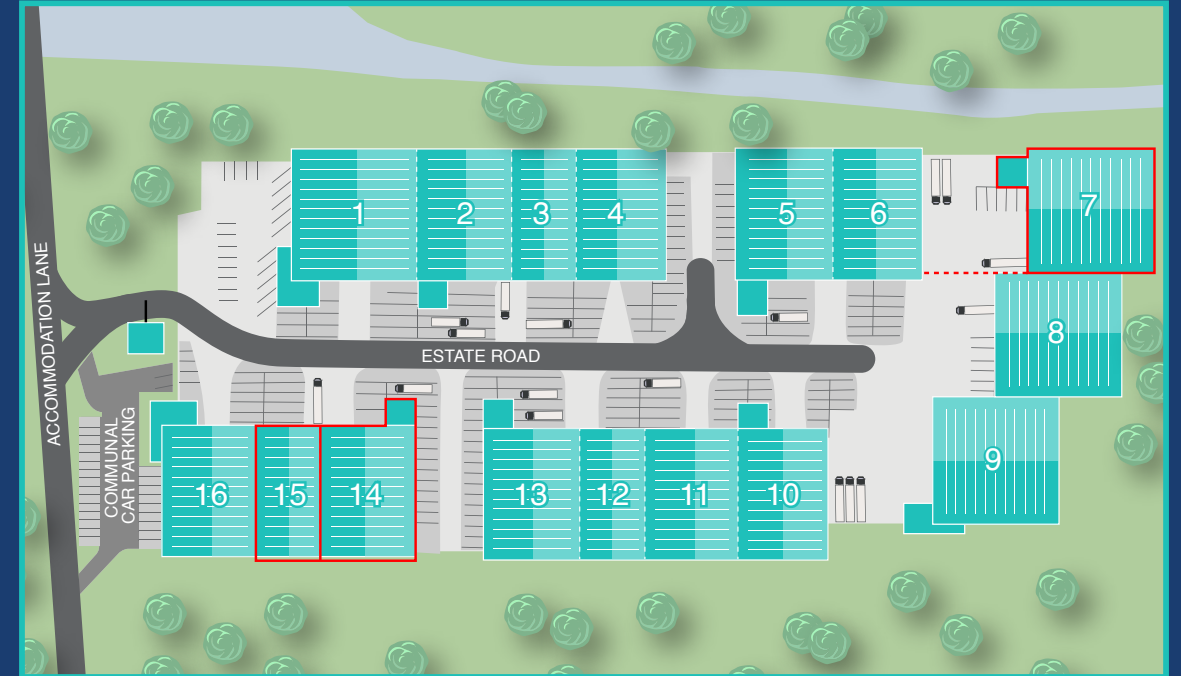
The units are measured to a Gross External Area as follows:

Unit 7	sq ft	sq m
Warehouse	10,267	953.8
Ground Floor Office	616	57.2
First Floor Office	1,462	135.8
Total	12,345	1,146.8

Unit 14	sq ft	sq m
Warehouse	7,678	713
Ground Floor Office	618	57
First Floor Office	602	56
Total	8,898	827

Unit 15	sq ft	sq m
Warehouse	4,945	459
Ground Floor Office	167	16
First Floor Office	681	63
Total	5,793	538

Combined Total 14 & 15	14,691	1,365
-----------------------------------	---------------	--------------





LOCATION

Saxon Way is located in Harmondsworth off the Bath Road (via Accommodation Lane), an established warehouse, distribution and industrial area to the North West of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junctions 4B and 5 of the M4, while Heathrow's Cargo Terminal is within a 10 minute drive.

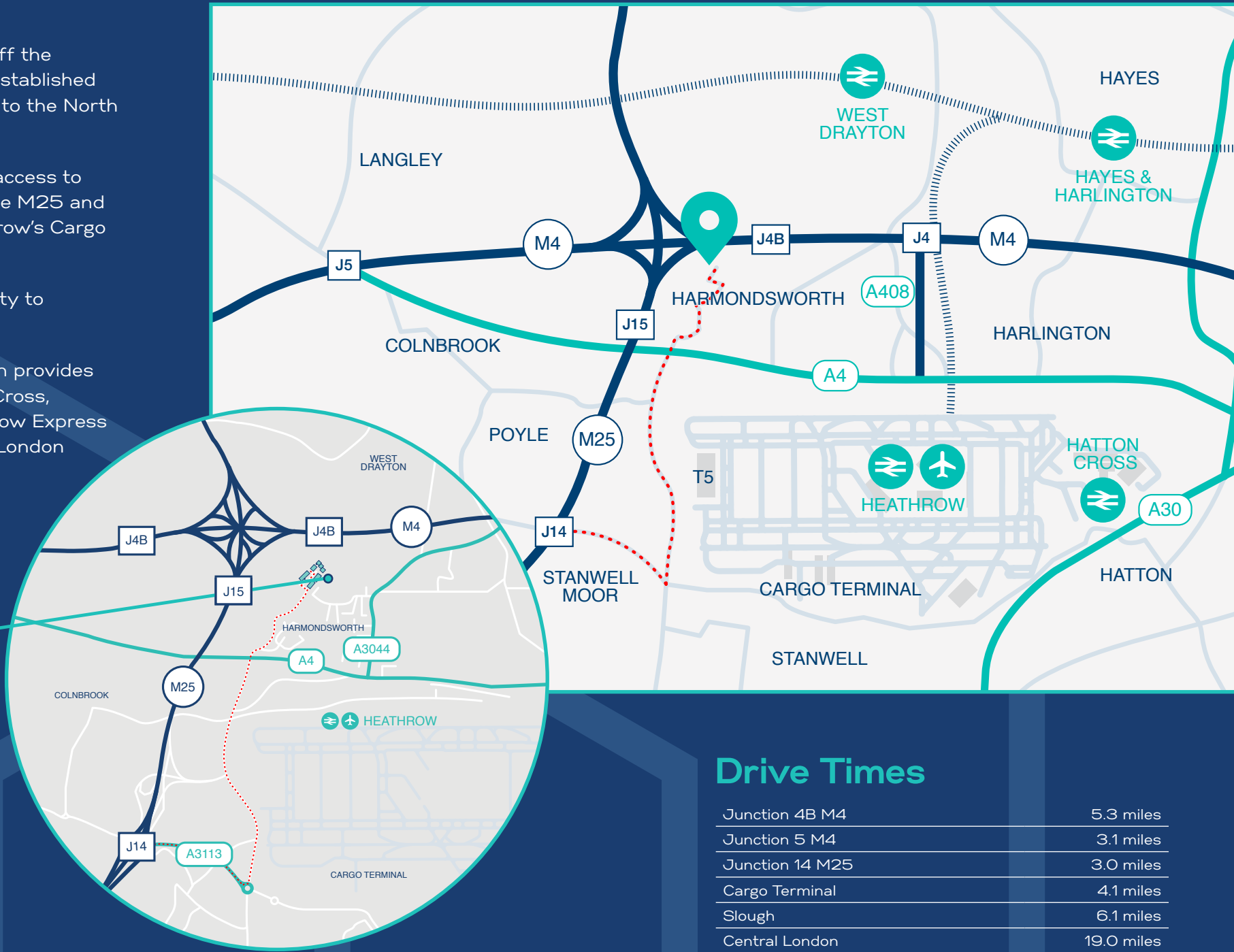
The estate also benefits from close proximity to public transport:

London Underground (Piccadilly Line) which provides services into Central London from Hatton Cross, Terminal 4 and Terminal 5, and The Heathrow Express provides train services from Terminal 5 to London Paddington with a typical journey time of just 15 minutes.

Find on Google UB7 OLW
///Even.Length.Nail

Located approximately 3 miles North of Heathrow

Source: Google Maps



Drive Times

Junction 4B M4	5.3 miles
Junction 5 M4	3.1 miles
Junction 14 M25	3.0 miles
Cargo Terminal	4.1 miles
Slough	6.1 miles
Central London	19.0 miles

SAXON WAY

LEASE TERMS

Each unit is available on a new fully repairing and insuring lease on terms to be agreed.

VAT

All prices quoted are exclusive of VAT.

EPC

Available on request.

SERVICE CHARGE

The estate runs a service charge which is available on request.

LEGAL COSTS

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

BUSINESS RATES

	Rateable Value	Rates Payable (PA)
Unit 4	£99,000	£42,042
Unit 5	£107,488	£92,130
Unit 7	£158,000	£68,265
Unit 14	£105,000	£73,710
Unit 15	£68,000	£73,710
Unit 14/15	£173,000	£73,710

Interested parties are advised to make their own enquiries with Local Authority.

GET IN TOUCH

DTRE

Maddie Moriarty
maddie.moriarty@dtre.com
07545 582 097

Jake Huntley
jake.huntley@dtre.com
07765 154 211

logix PROPERTY

John Pocock
john.pocock@logixproperty.com
07766 072 273

Ben Rowe
ben.rowe@logixproperty.com
07841 460 300

TELSAR

Bal Panesar
bp@telsar.com
07956 212 020

Jack Pay
jp@telsar.com
07411 576 313



SAXON WAY TRADING ESTATE

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document.
February 2026. Design by cormackadvertising.com