



Unit 4&5 Skyport Industrial Estate

Harmondsworth, West Drayton, UB7 0LB

Prominent Industrial / Warehouse Unit To Let with Large Secure Yard

26,608 sq ft
(2,471.96 sq m)

- 5.6m eaves rising to 6.9m
- 2 loading doors
- Secure fenced / gated yard
- Ample parking
- EV charging points
- 3 phase electricity
- To be refurbished
- First floor office accommodation
- Target EPC A post refurbishment
- Unrestricted 24/7 access and use

Unit 4&5 Skyport Industrial Estate, Harmondsworth, West Drayton, UB7 0LB

Summary

Available Size	26,608 sq ft
Rent	Rent on application
Rates Payable	£159,600 per annum
Rateable Value	£332,500
Service Charge	On application
VAT	Applicable
EPC Rating	D (77)

Description

Unit 4 & 5 is an end of terrace industrial / warehouse unit of steel portal frame construction with part brick / part clad elevations beneath a corrugated cement sheet pitched roof with translucent roof panels. The unit benefits from two storey office accommodation and a large dedicated forecourt for loading and parking to the front. The Trade Park has a mix of trade and logistics occupiers including Edmundson Electrical and Aramex. Adjacent estate occupiers include NG Terminal, Medequip and CCF.

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 Trade Park'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.

Accommodation

The accommodation comprises the following approximate gross external areas:

Name	sq ft	sq m
Ground - Warehouse	24,641	2,289.22
1st - Offices	2,147	199.46
Total	26,788	2,488.68

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.

Viewings

Strictly by appointment via the sole joint agents.



Viewing & Further Information



Callum Moloney
07815 692996
callum.moloney@logixproperty.com



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

Tom Lowther (COGENT REAL ESTATE)
07939 836117

David Peck (COGENT REAL ESTATE)
07976 423 611



