



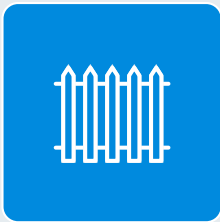
Plots 1A, 2A and 2B Link Park Heathrow

Thorney Mill Road, Heathrow, UB7 7EZ
Available to Let | 43,555 – 92,283 sq ft

LastMileFirst | mileway.com

Industrial Open Storage

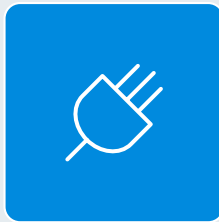
43,555 – 92,283 sq ft



Fully secured and
fenced site



Class 1 IOS



Three-phase
power



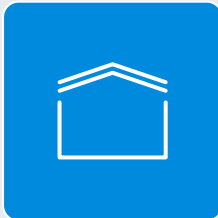
Mains water
supply and
drainage



6 m clear height



Concrete surface



Open sided
building providing
covered storage
44,275 sq ft



Yard lighting and
on site security



Lighting in
building



15.3 m apex
height

Description

Plots 1A, 2A and 2B are Class 1 industrial open storage plots comprising a total area of 2.12 acres. The yard is fully concrete surfaced and the site benefits from a 3 sided open face building, providing covered storage to half of the site. The estate also has on site security stationed at the entrance.

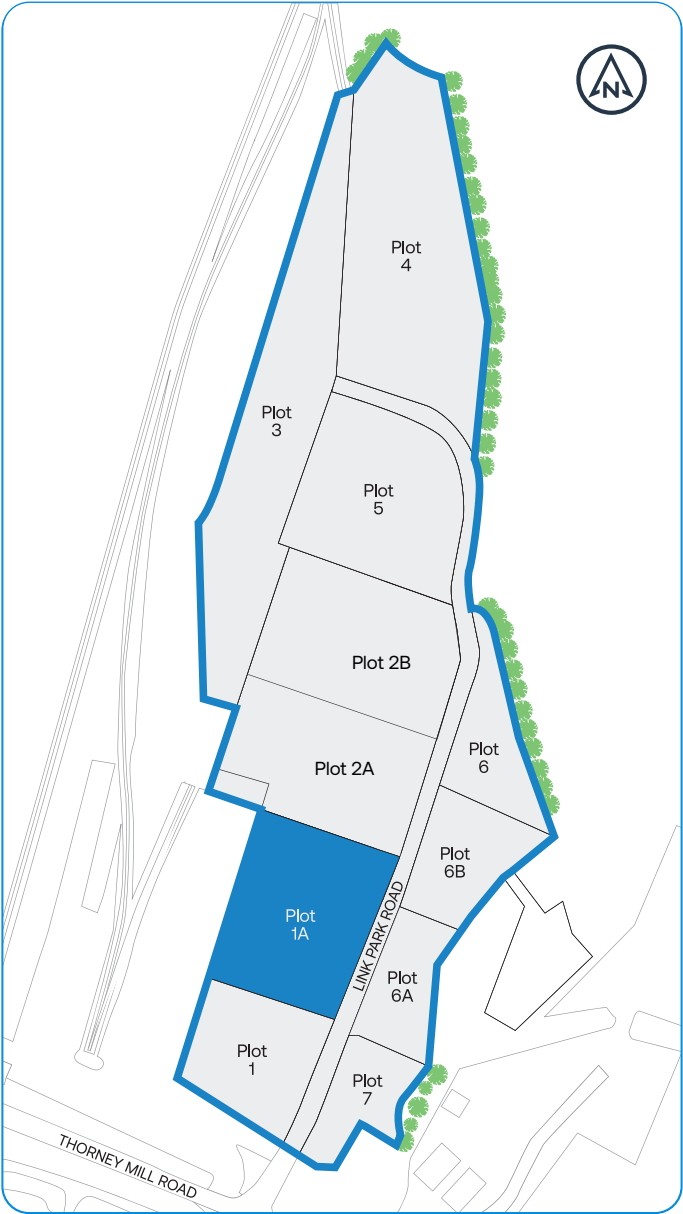
Link Park operates restricted hours of usage for the site between 6 am - 6 pm on Weekdays and 7am - 2pm on Weekends.

Site Plan

Plot 1A

Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 1A			
TOTAL	92,283	8,573	2.12



Site Plan

Plots 2A and 2B

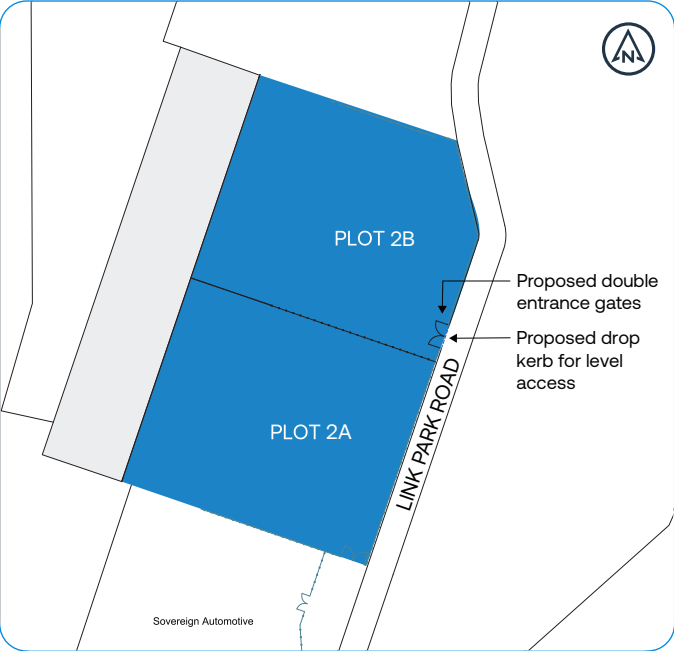
Accommodation

	sq ft (approx GEA)	sq m (approx GEA)	Acres
Plot 2A	48,728	4,527	1.13
Plot 2B	43,555	4,046	0.99
TOTAL	92,283	8,573	2.12

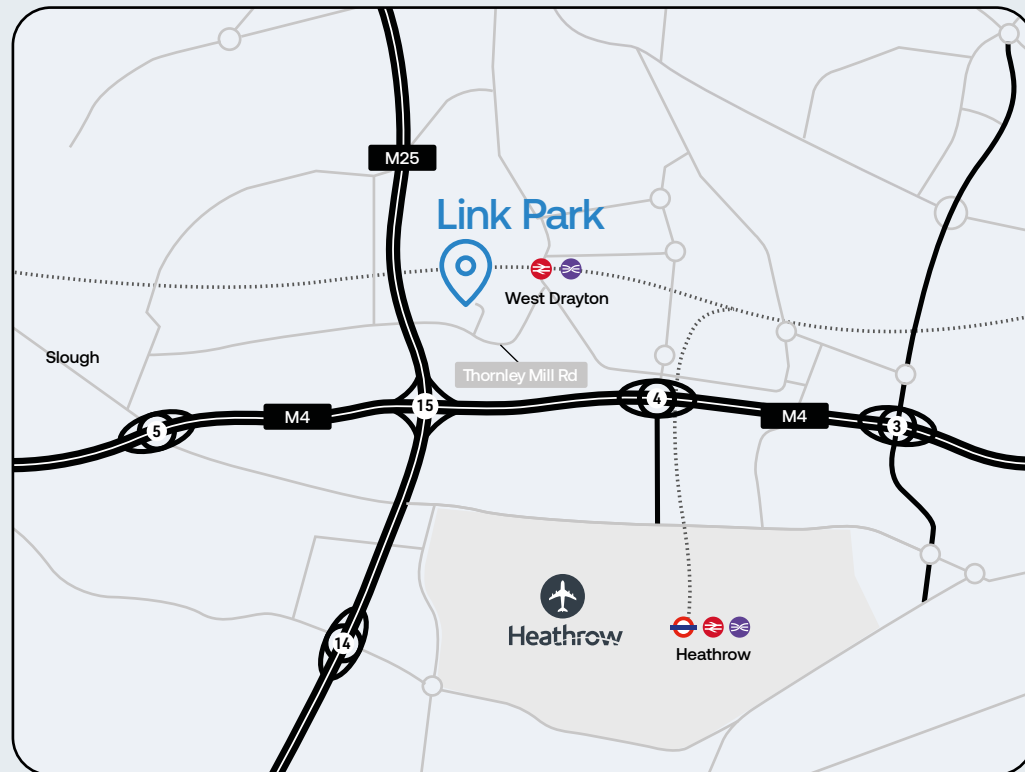


Site Plan

Potential for taking
Plots 2A and 2B



Location



Link Park Heathrow is one of the premier established open storage estates in West London.

Situated on Thorney Mill Road, the estate is well located with excellent road access to the M4 (Junction 5 – 3.6 miles), M25 (junction 15 – 5.5 miles) and the M40 (Junction 1 – 5.5 miles).



By Air

Located in the West Drayton area, Link Park is just north of Heathrow Airport, only 4.6 miles away. Additionally, the Cargo Terminal is just 7.6 miles away.



By Rail

There is also strong rail connectivity with West Drayton and Iwer train stations providing direct lines to Central London, Slough and Reading.

Plots 1A, 2A and 2B Link Park Heathrow

Thorney Mill Road, Heathrow, UB7 7EZ

Available To Let

92,223 sq ft (8,568 sq m) | 2.12 acres

[Book a viewing](#)

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Further information:

Rent

Price on application.

VAT

Rent is subject to VAT.

EPC

Exempt.

Legal Costs

Each party to bear their own legal costs.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Terms

Plot 2 is available by way of a new full repairing and insuring lease.

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