

ARENA

PARKWAY HEATHROW M4 

WAREHOUSE/INDUSTRIAL UNIT TO LET
ACCESS ALL ROUTES

Worldwide Heathrow Regional M4, M25, M3 Local A40, West London

Parkway Heathrow M4 is strategically located for national and international companies seeking either headquarter, warehouse, distribution or industrial accommodation with easy access to London Heathrow Airport, the motorway network and Central London.

The Estate is positioned on Cranford Lane, an established business location offering fast, direct access via the A312 to Junction 3 of the M4. Heathrow Airport is only minutes away.

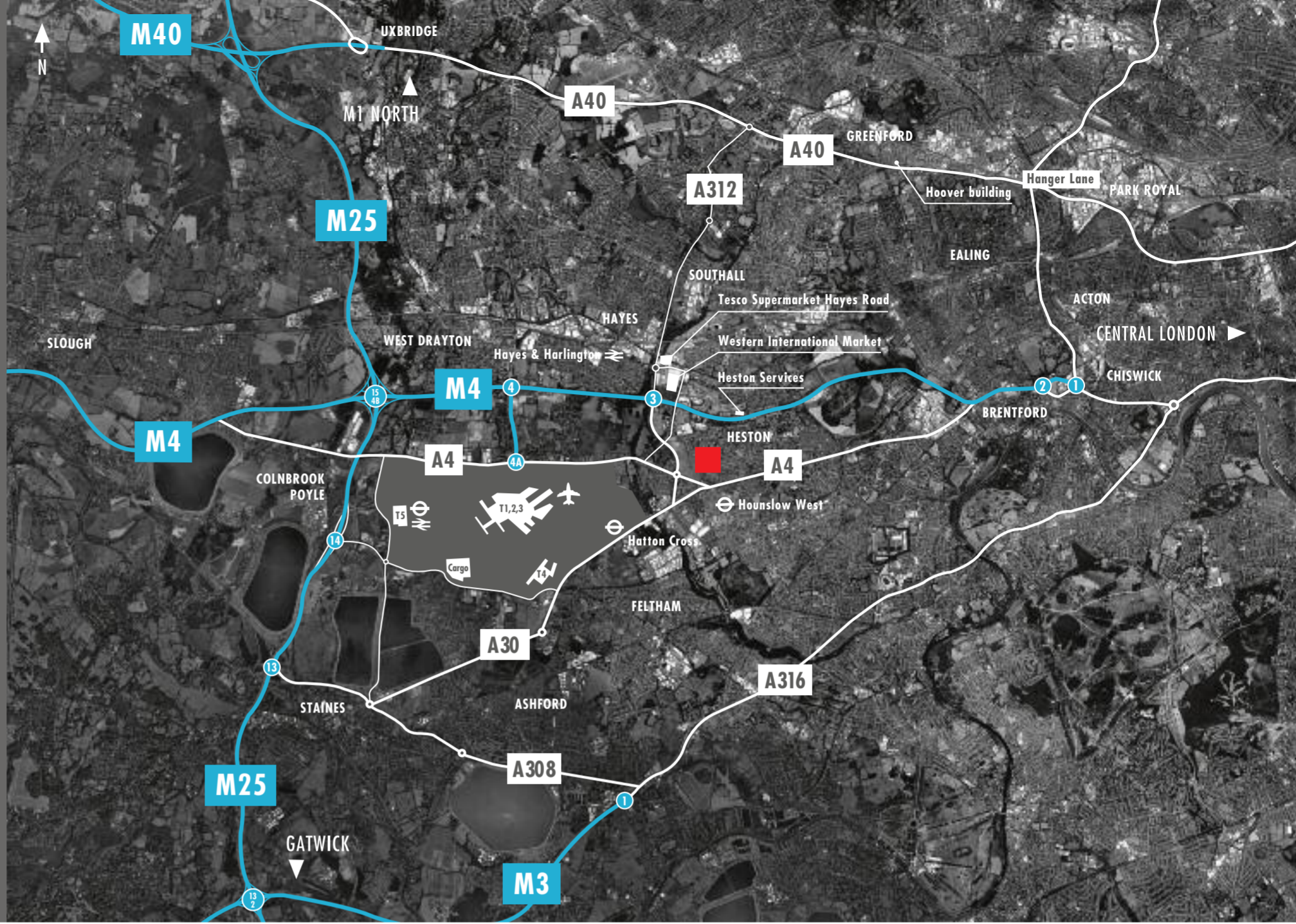
The Arena provides a modern detached warehouse unit of **23,660 sq ft** with a self contained secure yard and benefits from 24-hour security, an on-site management team and surveillance cameras.

www.ParkwayHeathrowM4.com

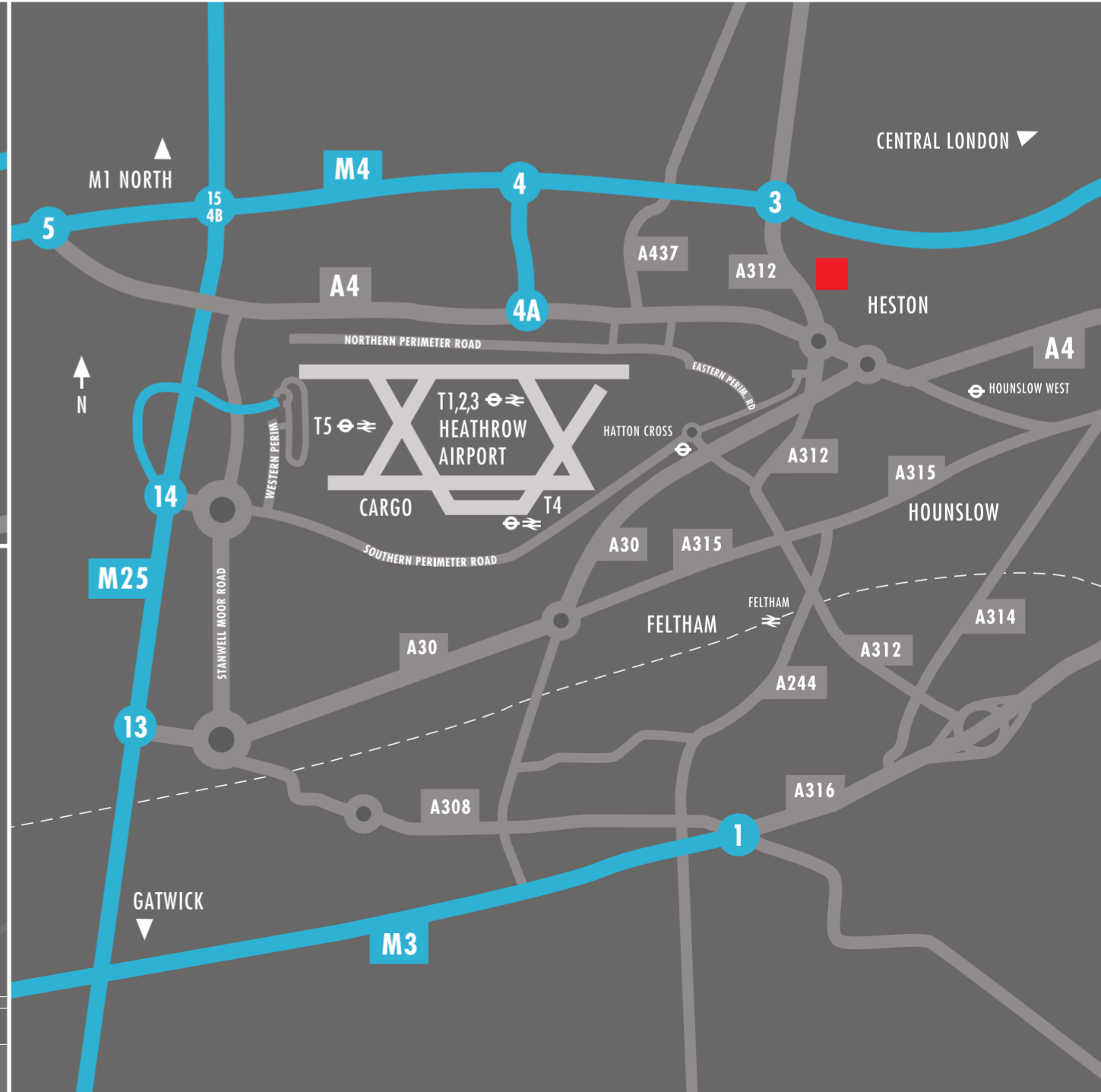
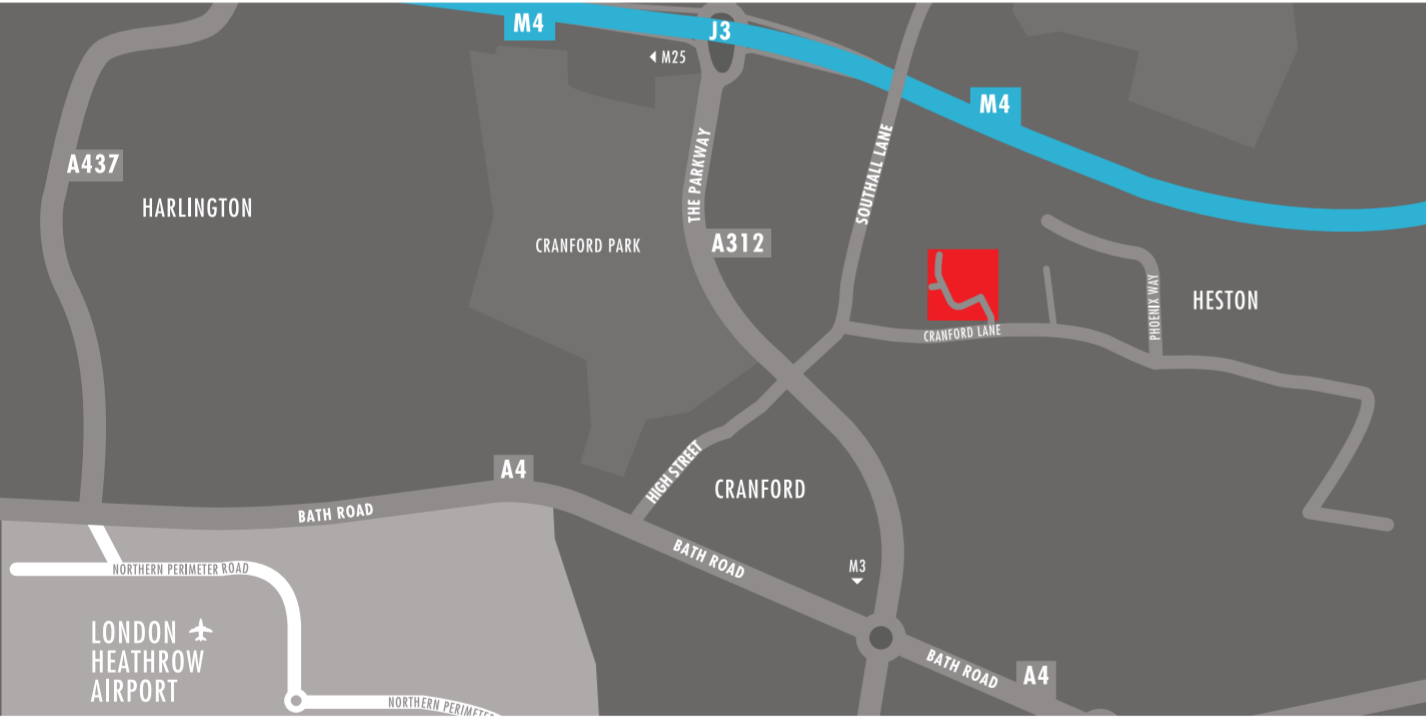


SAT NAV
TW5 9QA

Destination	Miles	Mins
A40	5.3	13
Cargo Terminal	4.7	10
Terminals 1,2 & 3	4.7	10
Terminal 4	3.6	10
Terminal 5	5.5	15
M4 Jct 3	1.4	6
M25 Jct 15	4.4	9
M3 Jct 1	7.6	18
Central London	13.8	29

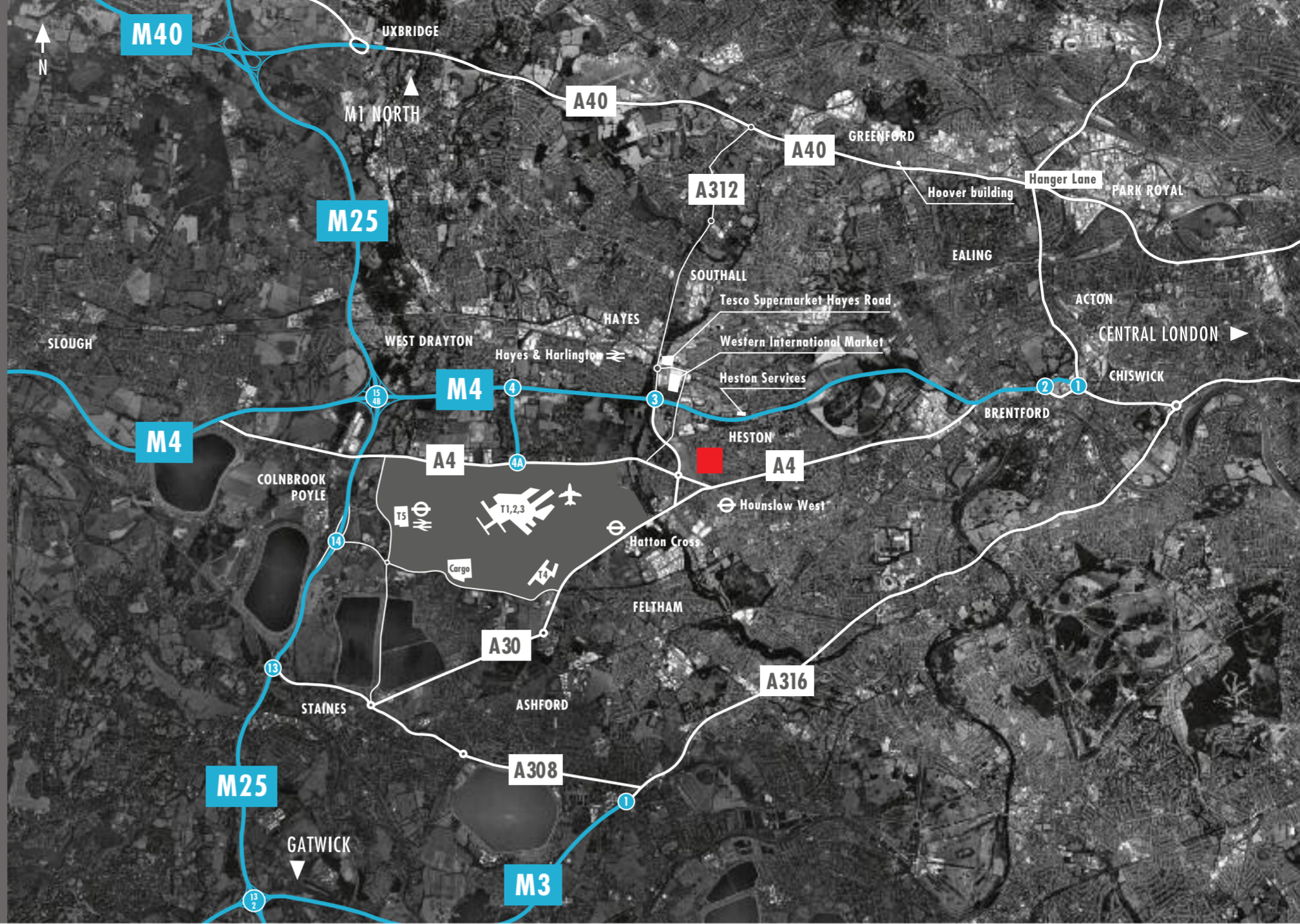


Source: Googlemaps



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ARENA

24 | 7 | 365



NEW DISTRIBUTION / WAREHOUSE UNIT

23,660 sq ft (2,198 sq m)

Description

The Arena is a new high quality warehouse suitable for production, storage, research and development, laboratories and general distribution. It has an impressive reception leading to first floor fully fitted offices. The property is constructed of brick and profile metal composite cladding with double glazed windows fitted with solar shading.

Accommodation

The property provides the following approximate gross external floor areas:

Warehouse	20,430 sq ft	1,898 sq m
FF Offices	3,230 sq ft	300 sq m
Total	23,660 sq ft	2,198 sq m

Environmental information

- Highly insulated roof and cladding, to reduce heat loss.
- Triple insulated roof lights to mitigate thermal losses.
- Soakaways for excess water to reduce discharge to sewers.
- Rainwater harvesting for toilets and urinals.
- Solar shading to windows to reduce solar gain and cooling load in summer months.
- Efficient heating / cooling system in the offices.
- EPC 'B' Rating.
- Photo-voltaic cells which reduce carbon emissions and generate electricity.

Amenities

Warehouse

- 8m clear height
- Two up and over electric loading doors
- 200 kVA 3 Phase power supply
- Roof lights to 10% of warehouse floor area
- Floor loading of 50Kn/m2
- Gas connection
- WCs

Offices

- Open plan layout
- Full access raised floor
- Suspended ceilings with recess lighting
- Gas central heating
- Double glazed windows
- Passenger lift
- Reception area
- WCs
- Changing / locker room

Exterior

- Self-contained property
- Large secure yard
- Access for articulated lorries
- Allocated parking

Terms

The unit is available on a new Full Repairing and Insuring lease basis. Please contact the joint agents for a detailed financial proposal.



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