

# Unit 9 & 10

Airlinks Industrial Estate, Hounslow  
TW5 9NR

UNIT TYPE Warehouse  
TOTAL AREA 6,034 Sq Ft / 561 Sq M

RENT £12,068.00 PCM + VAT

Well established industrial location in Hounslow, with immediate access to the A312 and M4 J3.



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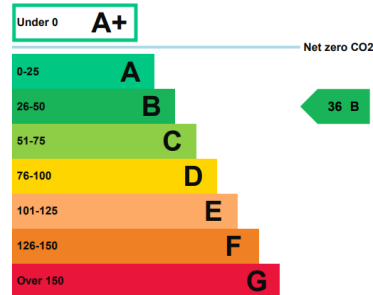
**RENT** £12,068.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- CCTV
- Energy Efficient Lighting
- Gas
- Kitchenette
- Office Space
- Parking
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

Units 9 & 10 is of steel portal frame construction with brick and profile clad elevations and ancillary office accommodation on the first floor. The unit has been extensively refurbished and access is via two electric roller shutter doors and loading bays. The unit benefits from 3 phase power, a max eaves height of 6.75m and has unrestricted 24/7 access and security. Generous parking provisions are located to the front of the premises.

## LOCATION

The estate is located close to the M4 (Junction 3) and A312 providing excellent access to Heathrow Airport, central London and the national motorway network. The estate is situated on Spitfire Way just off Southall Lane which in turn connects to the A312 Hayes Bypass. Southall Station is within 0.6 miles and Hayes & Harlington Station within 1.9 miles, both offering fast and frequent services to London Paddington in 20 minutes.

