

HESTON AIRLINKS

INDUSTRIAL ESTATE

SPITFIRE WAY | HESTON | TW5 9NR

TO LET WAREHOUSE / INDUSTRIAL UNITS
FROM 2,935 TO 63,143 SQ FT
(273 – 5,866 SQ M)

[SEGRO.com/heathrow](https://segro.com/heathrow)

SEGRO
WHERE BUSINESS WORKS



HESTON AIRLINKS INDUSTRIAL ESTATE IS LOCATED CLOSE TO THE M4 (JUNCTION 3) AND A312 PROVIDING EXCELLENT ACCESS TO HEATHROW AIRPORT, CENTRAL LONDON AND THE NATIONAL MOTORWAY NETWORK.

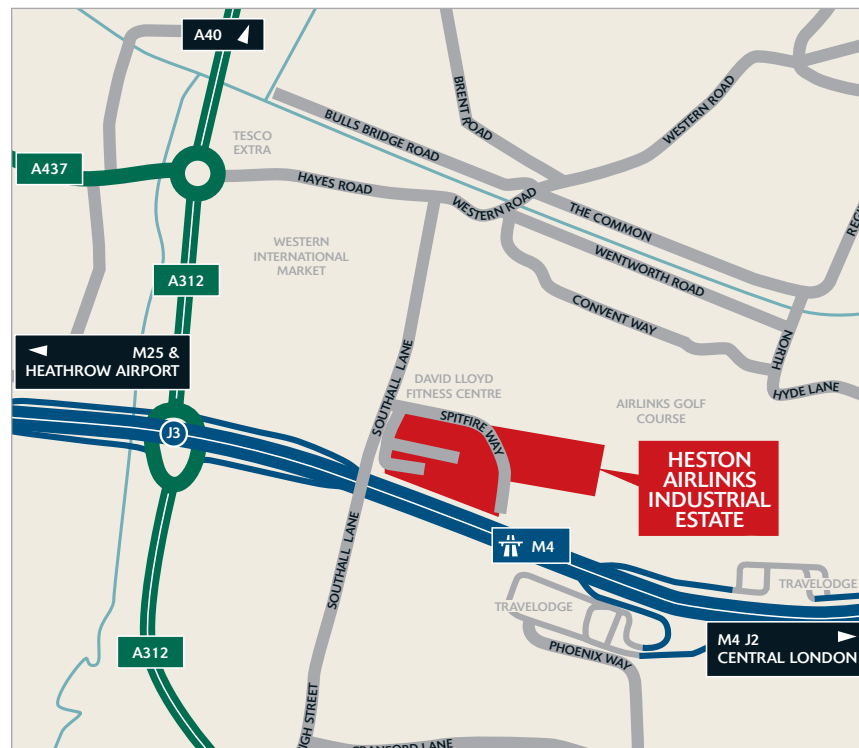
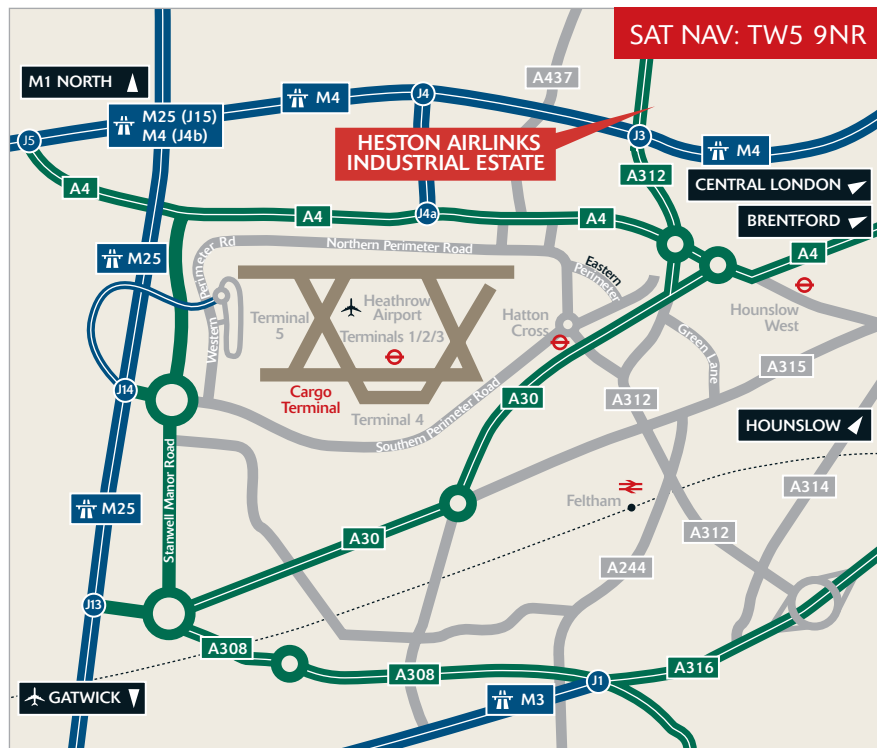
- A wide selection of unit sizes available
- Choice of configurations
- Ancillary offices with central heating
- Generous ancillary parking
- 24-hour access
- Energy Performance Certificate (EPC) is available
- 24-hour on site security
- Easy access to central London and M25
- Southall Railway Station 1 mile



HESTON AIRLINKS INDUSTRIAL ESTATE

SITEPLAN





For more information please contact the joint agents:



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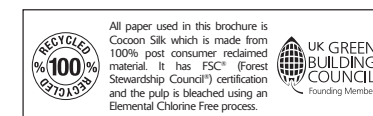
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www.SEGRO.com/heathrow



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasebusinesspremise.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 03/12

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DRIVING DISTANCES

LOCATION	MILES	MINS
Western International Food market	0.5	2
M4, Junction 3	1.4	4
Heathrow Cargo Terminal	5.4	14
Terminal 1, 2 & 3	2.4	14
M25, Junction 15	5.2	9
A40	7.1	14

RAIL	MINS
From Southall and Hayes & Harlington Stations to London Paddington	20

Source: Google maps

ABOUT SEGRO

Operating in eight countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.

Energy Performance Certificate

Non-Domestic Building



Unit 24

Air Links Industrial Estate

Spitfire Way

HOUNSLOW

TW5 9NR

Certificate Reference Number:

0210-8967-0390-3330-1080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 73

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1704.757
Building complexity (NOS level):	5
Building emission rate (kgCO ₂ /m ²):	37.9

Benchmarks

Buildings similar to this one could have ratings as follows:

48

If newly built

94

If typical of the existing stock