

UNIT 1 POLAR PARK, BATH ROAD, HEATHROW UB7 0EX



MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET 122,398 sq ft (11,371 sq m)

Location

Polar Park is situated within a strong arterial road network to Central and Greater London, coupled with easy access to the principal M4, M25 and M3 motorways. It is ideally located for businesses requiring immediate access to Heathrow Cargo Terminal and the national motorway network. The area is served by a network of major roads and motorways making it one of the most accessible business locations in the UK. Heathrow also benefits from unrivalled rail, underground and air links.

Description

A warehouse / distribution unit of 122,398 sq ft that is available and ready for occupation. Both airport related occupiers and traditional warehouse users will benefit from this site's strategic position. Other occupiers in the area include, British Airways, CCF, DHL, DX and the Metropolitan Police Authority.

Key Benefits

- ✓ 10m clear height
- ✓ 6 dock level loading doors
- ✓ 5 level access doors
- ✓ 50kN/m² floor loading
- ✓ Canopy to all loading doors
- ✓ Comfort cooling & heating to offices
- ✓ Passenger lift to serve all floors
- ✓ 114 allocated parking spaces
- ✓ Dedicated secure yard with lorry parking



Axis Two, Hurricane Way, Axis Park, Langley, Berkshire, SL3 8AG

01753 689 000

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www.altusgroup.com/property

UNIT 1, POLAR PARK, HEATHROW UB7 0DA



Rent

On application

Terms

Sublease, assignment or potential for new direct from Landlord.

EPC

An Energy Performance Certificate (EPC) is available.

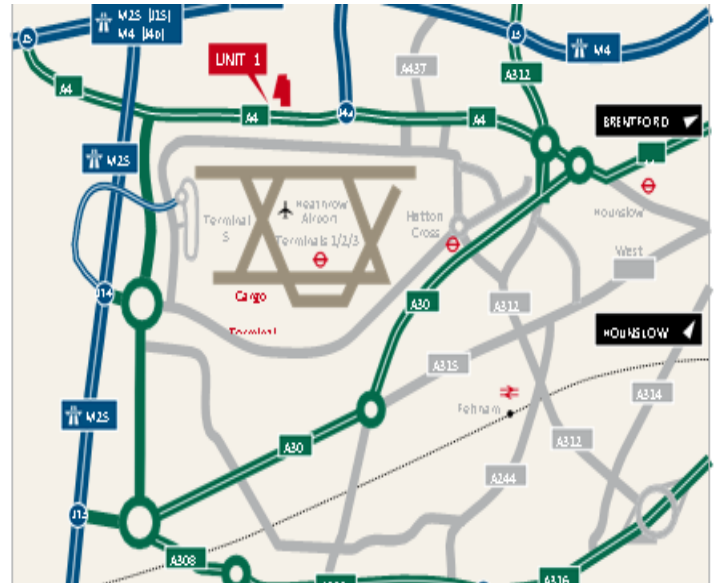
Legal Costs

Each party to bear their own legal costs.

Rates

Rateable Value: Interested parties are advised to contact the local authority.

Location Plans



Accommodation (approx) - GIA

Unit	SQ FT	SQM
Ground Floor	110,035	10,223
First floor	6,196	576
Second floor	6,167	573
TOTAL	122,398	11,372

For further information contact:

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