

TO LET - NOW

**PLOT 5 -
PADBURY OAKS ,
BATH ROAD,
LONGFORD**

**6,543 sq ft
607.84 sq m**

- Established Commercial Location
- Class 2 IOS Site
- Prominent Location
- Secure Contractor IOS Site
- Excellent A4 Access

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LOCATION

Strategically located close to Heathrow Airport, within the village of Longford, and to the rear of Padbury Oaks Business Park.

The site benefits from convenient access to the A4, Great West Road, M4 and Central London.

The surrounding area hosts a range of industrial, trade and commercial occupiers.

DESCRIPTION

Plot 5 comprises a secure and regularly shaped site extending to approximately 6,543 sq ft, suitable for industrial outdoor storage (IOS), vehicle parking, plant storage or a range of open storage uses (subject to occupier requirements and any necessary consents).

The site is prominently located within the established Padbury Oaks commercial estate and benefits from excellent access to the surrounding road network.

The plot is predominantly surfaced with offers a self-contained operational area capable of accommodating a variety of storage and logistics requirements.

Picture is for Illustrative Purposes Only - Boundary lines are indicative and should not be relied upon. Interested parties should satisfy themselves as to the exact extent of the property.

ACCOMMODATION

Name	Size
Total	6,543 sq ft (607.84 sq m)

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Further details available upon application.

IOS Classification

Carter Jonas IOS Classification: Class 2 - 66

Defined under the industry standard Carter Jonas IOS classification matrix.

LEGAL COSTS

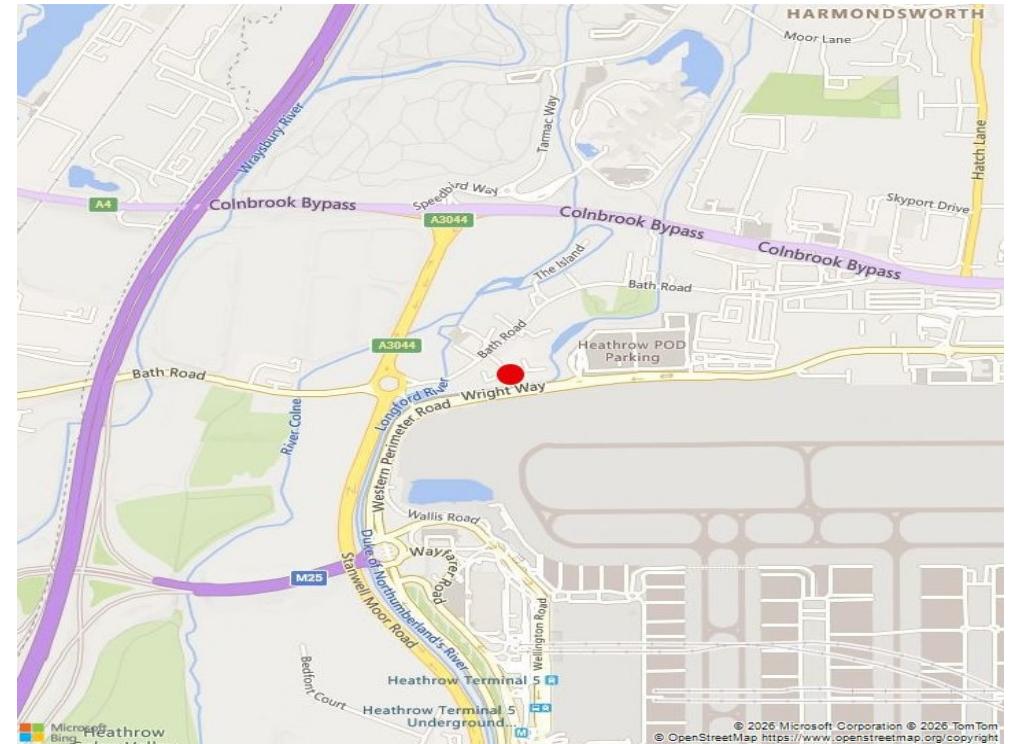
Each party to be responsible for the payment of their own legal costs.

VAT

VAT will be payable on all rents and other outgoings at the prevailing rate.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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