

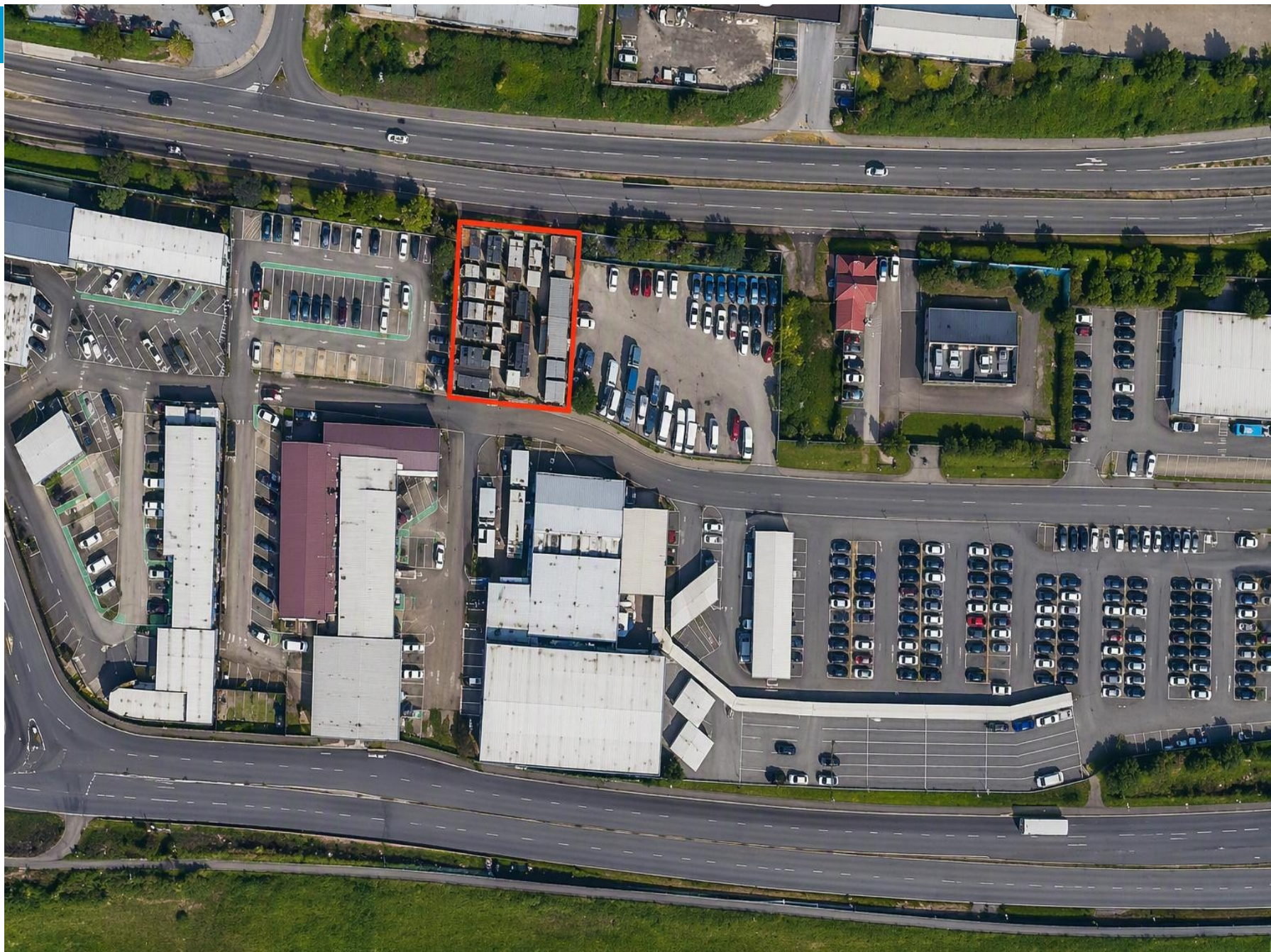
TO LET - NOW

**49, BATH ROAD,
HEATHROW,
HOUNSLOW,
GREATER
LONDON
TW6 2AL**

**5,888 sq ft
547 sq m**

- Secure self-contained yard
- Predominantly tarmac surfaced
- Gated access
- Heathrow location
- Available Now

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LOCATION

Located off Bath Road in Heathrow, the site is positioned within one of West London's most established industrial and logistics locations. Vehicular access to the site directly off Northrop Road.

Heathrow Airport is immediately accessible, whilst Junction 3 of the M4 lies a short distance to the north, providing rapid access to the M25 and national motorway network. Numerous logistics, aviation, engineering and service-related businesses operate within the surrounding area.

DESCRIPTION

A rare opportunity to secure a self-contained Industrial Outdoor Storage (IOS) site in one of the UK's most sought-after logistics and aviation hubs.

This site comprises a secure, predominantly tarmac-surfaced yard benefiting from gated access and excellent operational functionality. Its strategic Heathrow location makes it particularly attractive to airport contractors, fleet operators, engineering businesses, maintenance providers and equipment storage users seeking immediate access to the wider airport estate.

The site offers a highly versatile external storage solution within a market where supply remains exceptionally constrained.

Occupiers will benefit from close proximity to Heathrow Airport, the M4 corridor and Central London, providing excellent connectivity for time-critical operations.

ACCOMMODATION

Name	Size
49 Bath Road	5,888 sq ft (547 sq m)
Total	5,888 sq ft (547 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 75

Defined under the industry standard Carter Jonas IOS classification matrix.

LEGAL COSTS

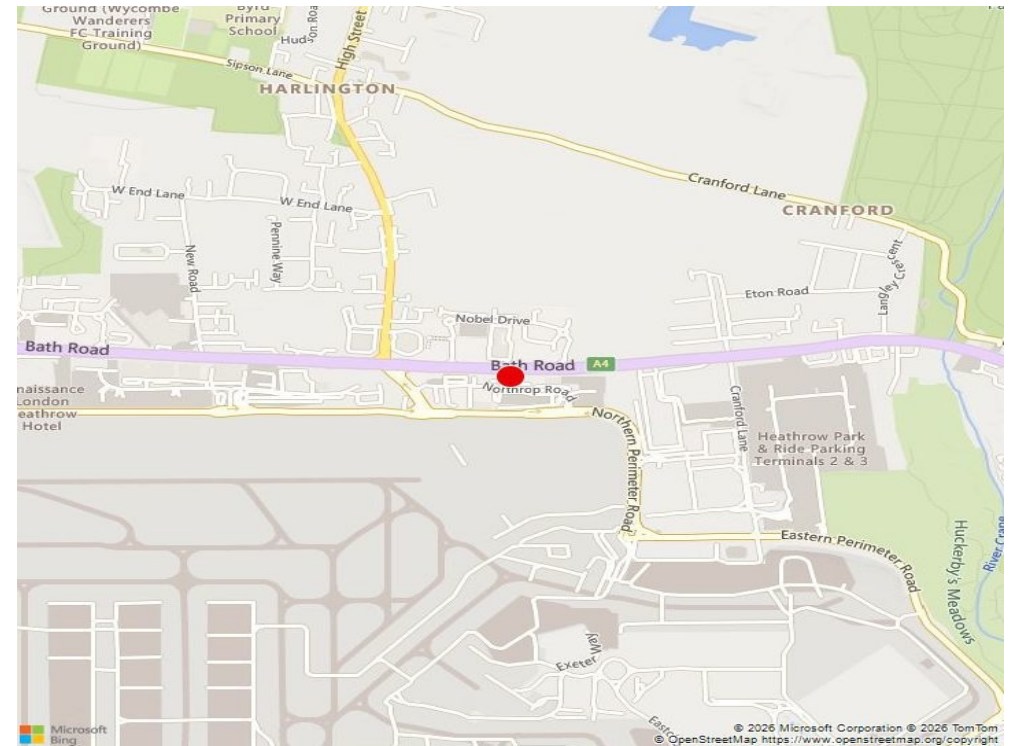
Each party to be responsible for the payment of their own legal costs.

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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