

TO LET - NOW

**SITE 200,
EASTERN
PERIMETER ROAD
HEATHROW
AIRPORT,
HOUNSLOW**

**27,573 sq ft
2,561.53 sq m**

- Class 1 IOS Heathrow Site
- Secure, self-contained site with own access point
- Direct frontage onto Eastern Perimeter Road
- 15 minutes to the M25

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LOCATION

Situated on the West side of London Heathrow Airport, the site benefits from convenient access to the M25 (15 minute drive), M4, Great West Road, Central London and London Heathrow Station.

The surrounding area is predominantly occupied by commercial, industrial, logistics, aviation-support and trade-related businesses.

DESCRIPTION

Site 200 comprises a secure, self-contained surface-level IOS site extending to 27,573 sq ft (0.6 acres), suitable for a range of open storage and logistics-related uses.

The site is prominently located within the established Heathrow Airport industrial and logistics estate, with its own vehicular access directly from Eastern Perimeter Road.

The plot is predominantly hard-surfaced, offering a self-contained operational area capable of supporting parking, 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
Site 200	27,573 sq ft (2,561.53 sq m)
Total	27,573 sq ft (2,561.53 sq m)

TERMS

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

IOS Classification

Carter Jonas IOS Classification: Class 1 - 77

Defined under the industry standard Carter Jonas IOS classification matrix.

LEGAL COSTS

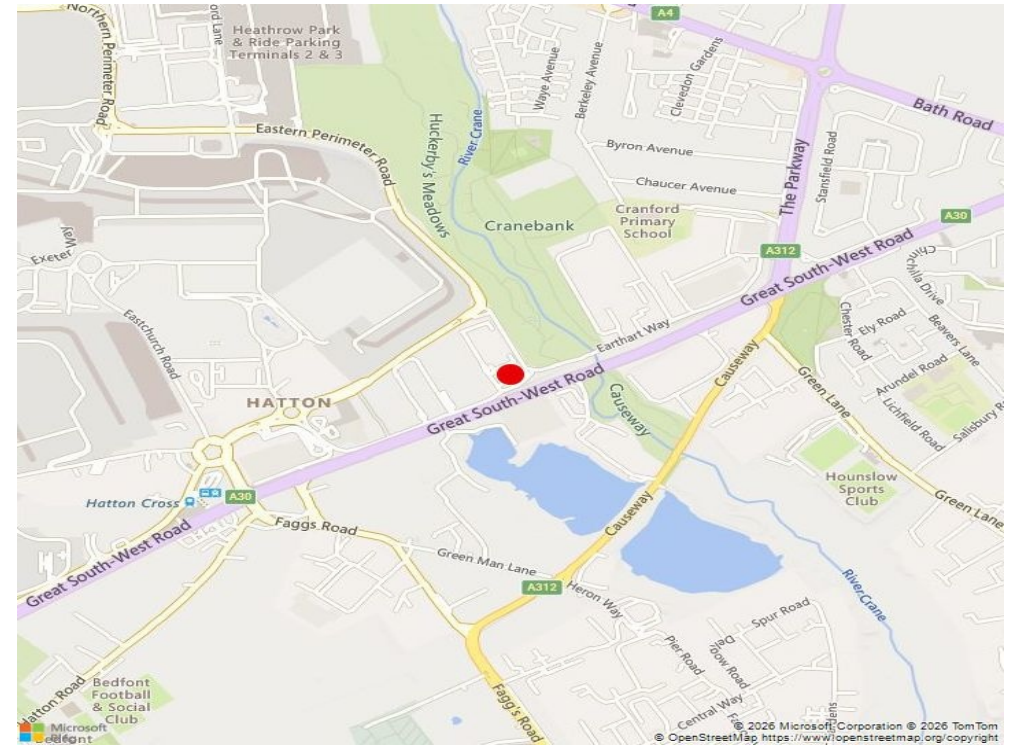
Each party to be responsible for the payment of their own legal costs.

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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