

TO LET - NOW

**HATTON CROSS
AMENITY SITE,
EASTERN
PERIMETER ROAD,
LONDON
HEATHROW
AIRPORT,
TW6 2SQ**

**1.67 Acres
0.68 Hectares**

- 1.67-acre IOS opportunity
- Prime Heathrow Location
- Predominantly hardstanding
- Excellent airport connectivity

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LOCATION

Situated on Eastern Perimeter Road, the site occupies a highly visible Heathrow location immediately adjacent to Airport operations.

Hatton Cross Underground Station is nearby, whilst the A30, M4, M25 and wider strategic road network are readily accessible.

DESCRIPTION

A prominent large-scale IOS opportunity extending to approximately 1.67 acres within the heart of the Heathrow market. The site comprises predominantly hardstanding surfaces capable of accommodating a broad range of outdoor storage, logistics and operational requirements.

The property's exceptional positioning adjacent to Heathrow Airport provides occupiers with an opportunity to establish a strategic operational base within one of the most supply-constrained industrial markets in the UK. Suitable for freight forwarders, airport servicing businesses, vehicle fleet operators, plant hire companies and logistics occupiers requiring excellent transportation links and operational flexibility (STP).

Few sites of this scale and prominence become available in the Heathrow market, presenting a rare opportunity to secure a substantial outdoor storage facility in a prime West London location.

ACCOMMODATION

Name	Size
Hatton Cross	1.67 Acres (0.68 Hectares)
Total	1.67 Acres (0.68 Hectares)

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.

EPC

Carter Jonas IOS Classification: Class 2 - 70

Defined under the industry standard Carter Jonas IOS classification matrix.

LEGAL COSTS

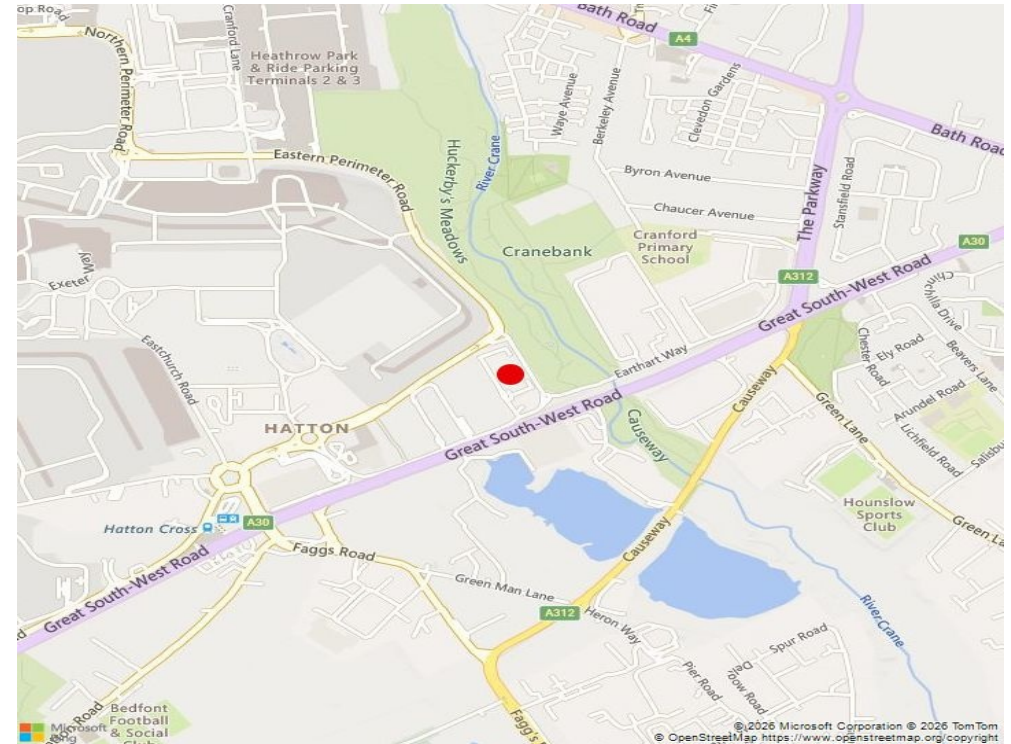
Each party to be responsible for the payment of their own legal costs.

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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