

Phoenix Studios

Phoenix Distribution Park, Heston TW5 9NB

Open plan offices or Light Industrial use - with extensive parking.
Up to 5,042 sq. ft. **Great value rates on offer, call 020 7937 3878 for details.**



- Extensive parking available
- 24/7 Security
- Daytime caretaker
- 1 min from Heston Services
- 1.7 miles from Heathrow
- 6 mins for M4 Junction 3

Call us on **020 7937 3878**

www.sapcotes.co.uk

TO LET

A rare opportunity in a unique location.

Phoenix Studios is situated just minutes from the M4 and M25 motorways, plus international freight facilities at Heathrow. Phoenix Studios is the **perfect location for businesses** on the move. 24 hour operations will thrive here, as caretaker/security services are on offer around the clock.

Situated next to Heston Services, which conveniently offers services such as **M&S Food, WHSmith and Travelodge**, all within 2 mins walk



Location

The M4 J3 is just 1.4 mile from Phoenix Distribution Park and the A4 Bath Road only 1.4 miles away. The M25 is 3 miles away, giving direct access to the wider road network. Heathrow airport can be reached by car in less than 15 minutes.

Nearest public transport:

Underground: Hounslow West 1.4 miles (Piccadilly Line)

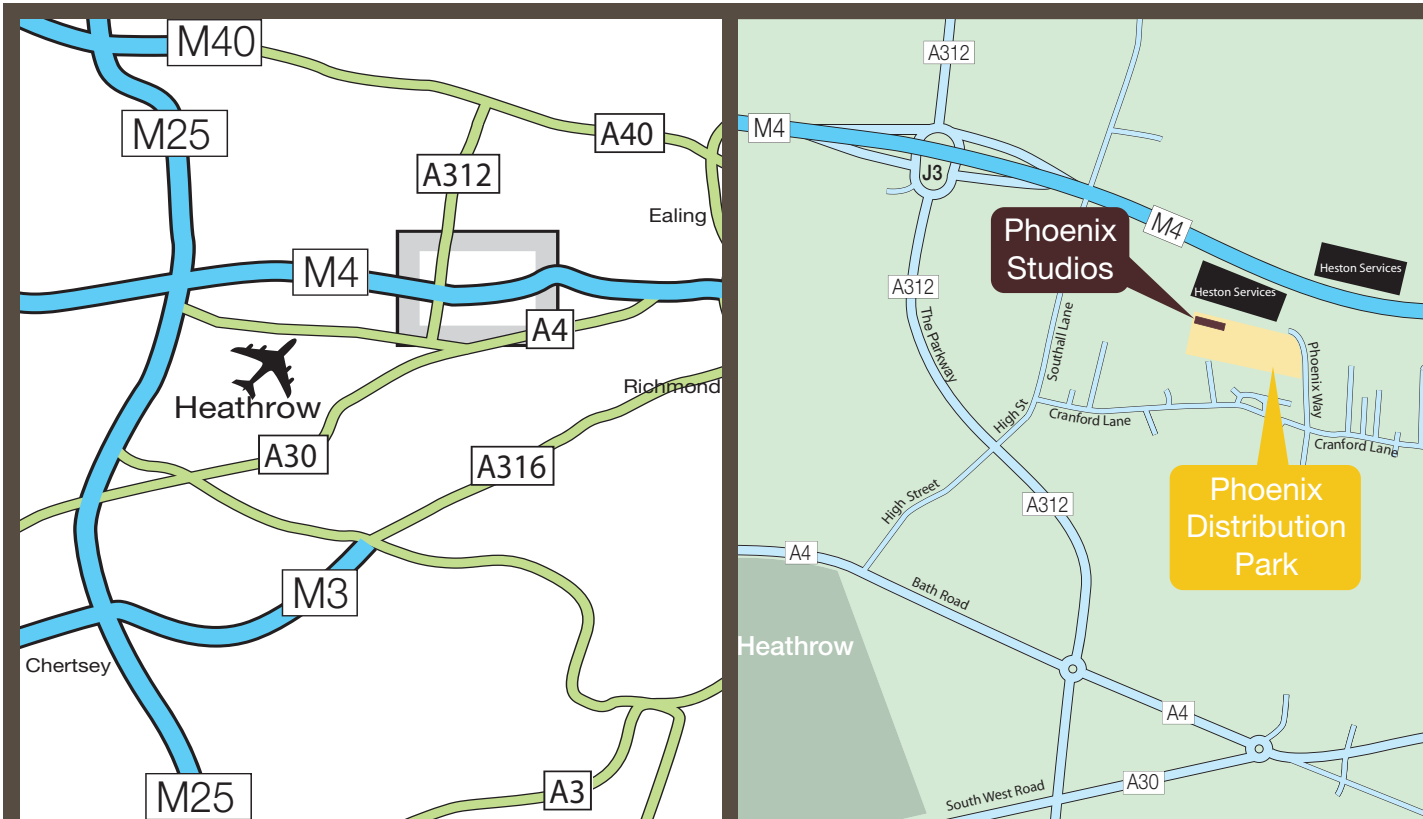
Rail: Hayes & Harlington/Southall 2.7 miles (Services to/from London Paddington, Slough, Reading & the West).

Buses: 482 (0.5 miles) to/from Southall, London Heathrow

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How to get there.

Phoenix Studios is conveniently located just 1.4 miles from the M4 junction 3 and 5 miles from the M25 junction 15. The A406 North Circular Road can be accessed at Chiswick, 5.5 miles away. Heathrow airport is also easily accessible, just 1.7 miles away.



Important distances (Miles)

Local amenities

Post Office <1
Shops 3

Major Roads

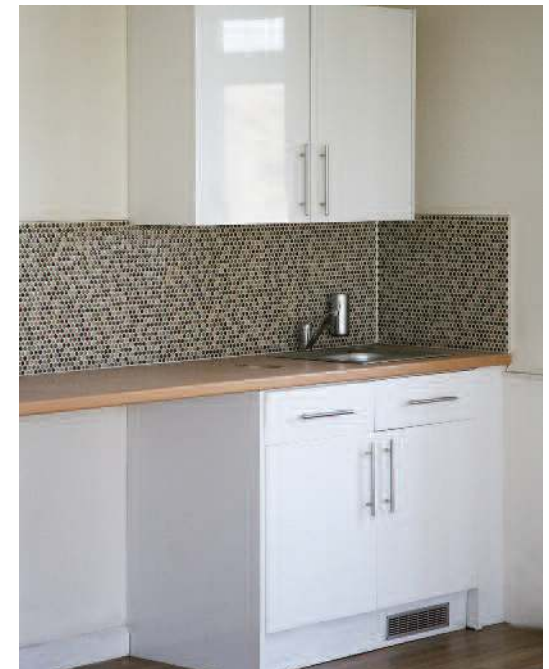
M4 1.5
M25 4.5
M3 6

Cities

Central London 9
Slough 10
Guildford 27

Transport

Heathrow 1.7
Tube Station 1.5
Railway Station 3

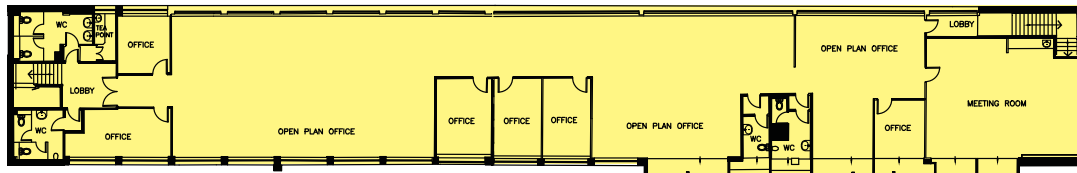


Phoenix Studios

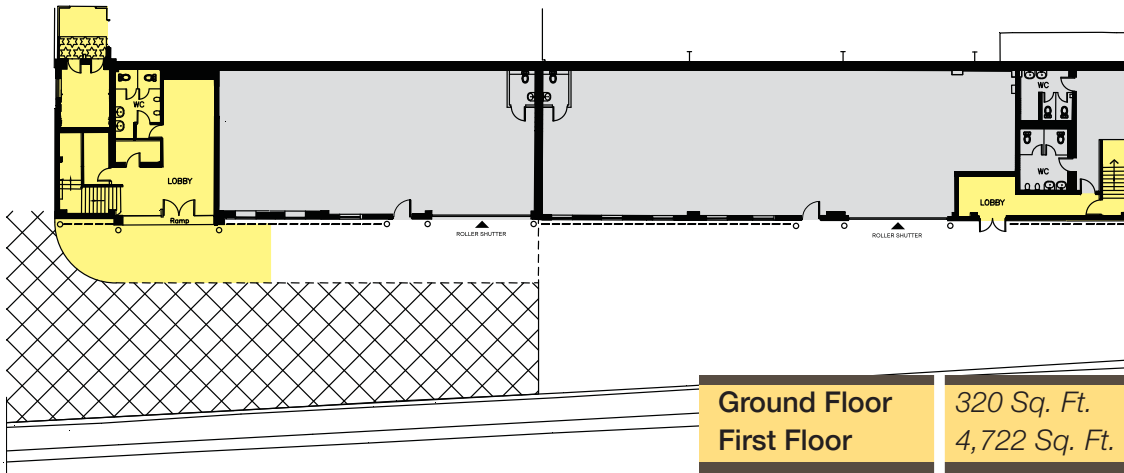
Formerly the Head Quarters of **Enterprise Rent-a-Car**, Phoenix Studios provides a unique opportunity for you to tailor to your specific business needs, in an excellent location for accessibility to the UK's major transport network.

Amenities

- 3 phase power
- Extensive parking available
- 24/7 Security
- Daytime caretaker



Proposed first floor layout



Proposed ground floor layout

Ground Floor	320 Sq. Ft.
First Floor	4,722 Sq. Ft.
TOTAL	5,042 Sq. Ft.



These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. Misrepresentations Act 1967. Properties are offered subject to availability. We reserve the right to vary prices and to improve or change specifications. PDP/DL 04/17

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