TO LET

BRITANNIA INDUSTRIAL ESTATE

3

LIGHT INDUSTRIAL / WAREHOUSE UNIT

POYLE ROAD, COLNBROOK, HEATHROW **SL3 0BH**



3 MILES (9 MINS) TO CARGO TERMINAL

1,829 SQ FT (169.92 SQ M)

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TO LET

UNIT 3 BRITANNIA INDUSTRIAL ESTATE

POYLE RD, COLNBROOK, HEATHROW SL3 0BH

LOCATION

Located 1 mile immediately to the west of Heathrow Airport with easy access to the M25 at Junction 14 and the M4 at Junction 5. Britannia Industrial estate is in close proximity to all terminals of Heathrow Airport with links available via Airport Way and the North and Southern perimeter roads. The property is ideal for airport related business and freight companies. This area is popular with warehouse and freight operators.

Proximity to Major Road Links & Airports (in miles)

0.65	2	3	3.2	6.6
M25 J14	M4 J5	Cargo Terminal	Heathrow Terminal 5	Heathrow Terminals 123

Source: Google Maps

DESCRIPTION

The estate comprises 20 refurbished units divided into 4 terraces. Unit 3 has been constructed using a steel portal frame with a new roof, access to the open plan warehouse is via an electric full height roller shutter door serviced by a dedicated covered loading bay. A small office space can be found on the ground floor, with the unit benefitting from 3 phase power, a max height of 5.7m and allocated parking to the front of the unit.

AMENITIES

- Minimun eaves height 4.5m rising to 5.7m
- Full height loading door
- Loading bay
- 3 Phase power & gas
- Allocated parking spaces
- WC's
- Close proximity to M25 & M4
- Close proximity to Heathrow Airport

*None of the amenities have been tested.

VIEWING

By appointments with sole joint agents.

ACCOMMODATION

	Sq Ft	Sq M
Warehouse	1,829	169.92
Total	1,829	169.92

All measurements are based on a approximate gross internal area

TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

RENT

Rent - £23.50 per sq ft

All prices are subject to VAT

VAT

VAT is applicable to this transaction.

SERVICE CHARGE

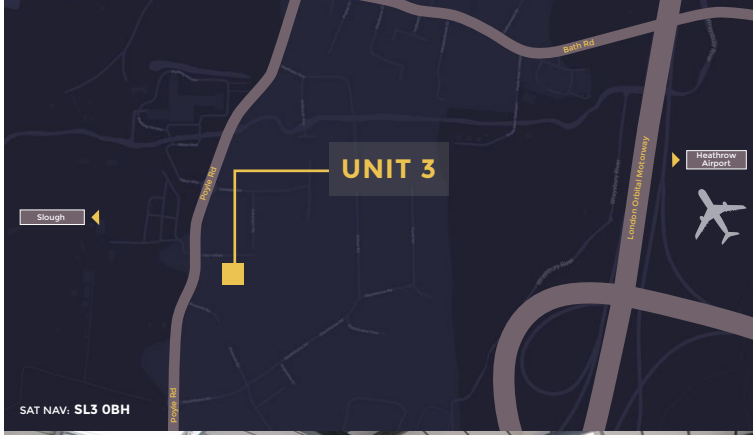
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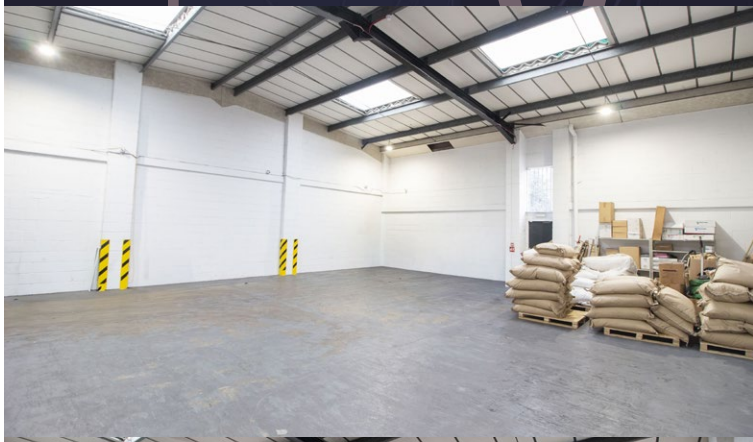
BUSINESS RATES

Interested parties are advised to contact the Slough Borough Council to confirm this figure.

AML REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.







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