

TO LET

INDUSTRIAL / WAREHOUSE UNIT

BRITANNIA INDUSTRIAL ESTATE

POYLE ROAD, COLNBROOK, HEATHROW SL3 0BH

17



3 MILES (9 MINS) TO CARGO TERMINAL

6,454 SQ FT (600 SQ M)

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TO LET

UNIT 17 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

M25 J14

2

M4 J5

3

Cargo
Terminal

3.2

Heathrow
Terminal 5

6.6

Heathrow
Terminals 123

Source: Google Maps

DESCRIPTION

The estate comprises 20 units divided into 4 terraces. Unit 17 has been constructed using a steel portal frame, access to the open plan warehouse is via an electric full height roller shutter door serviced by a dedicated covered loading bay. Ancillary office accommodation is located on the ground and first floor, with the unit benefitting from 3 phase power, a max height of 7.55m and allocated parking to the front of the unit.

AMENITIES

- To be refurbished
- Minimum eaves height 5.16m rising to 7.55m
- 3 phase power & gas
- Allocated parking spaces
- Covered loading bay
- Full height loading door
- Ancillary office accommodation
- Direct access 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
Ground Floor Warehouse	5,336	495.73
Ground Floor Office / Welfare	371	34.47
First Floor Offices	747	69.40
Total	6,454	599.60

All measurements are based on an 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

£21 per sq ft.

All prices are subject to VAT

VAT

VAT is applicable to this transaction.

SERVICE CHARGE

Approx. £0.88 per sq ft.

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.



INDICATIVE IMAGE



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