

TO LET



**TO BE
REFURBISHED**

60,798 SQ FT

**MODERN, DETACHED WAREHOUSE UNIT IDEALLY SITUATED
FOR ACCESS TO HEATHROW AND THE M25 / M4 MOTORWAY NETWORK**

Computer enhanced image



UNIT A1
SKYWAY14

Computer enhanced image

DESCRIPTION

A1 is to be extensively refurbished throughout and will be available in Summer 2027. The warehouse will benefit from 7 new level loading doors, a new roof, 5.8m clear internal height, new LED lighting and improved welfare facilities. These include a new staff canteen and separate office and warehouse WC blocks with showers. The open plan areas will provide new suspended ceilings with a new VRF heating and cooling system throughout and new kitchenette at first floor level to service the office areas.

Externally the property benefits from a generous loading area and separate parking for 64 cars to include EV chargers.

SPECIFICATION

- Unrivalled access to M25 J14
- To be extensively refurbished
- 7 ground level loading doors
- Established Heathrow location
- Clear eaves height of 5.8m
- 3 phase power supply
- 64 allocated car parking spaces
- EV charging points
- Staff welfare amenity including; showers, changing rooms and kitchen
- Separate office and warehouse WCs

ACCOMMODATION

	sq ft	sq m
Warehouse	49,294.44	4,579.60
Ground Floor Office	2,848.21	264.61
Ground Floor Canteen/Welfare	2,848.21	264.61
First Floor Office	5,807.72	539.55
TOTAL (GEA)	60,798.58	5,648.37

Gross External Areas



Example refurbished interiors (Unit A2)







UNIT A1 SKYWAY¹⁴

CONNECTIONS

The site is well located for access to the M4, M25, Heathrow Airport and Thames Valley, situated approximately 300m to the west of the M25, adjacent to Junction 14.

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M25 J14	1.4 miles
M4 J4B	3.3 miles
Heathrow Terminal 5	3.6 miles
Cargo Terminal	3.9 miles
Slough	4.5 miles
Heathrow Terminal 4	4.8 miles
Hatton Cross	5.8 miles
M3 /M25	6.3 miles
Central London	20 miles

LOCATION

Poyle is an established prime industrial location within Heathrow. Skyway 14 is located adjacent to the new DHL facility on Horton Road and benefits from excellent connectivity with access to the M25 (J14, 1.4miles), 3.9 miles from the Cargo Terminal and 20 miles west of Central London.





UNIT A1

SKYWAY14

Calder Way | Heathrow | SL3 0BQ



Example refurbished interiors (Unit A2)



TERMS

The accommodation is available on a new full repairing and insuring lease direct from the Landlord.

SERVICE CHARGE

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

EPC

Available on request.

VIEWING

For viewing and further information, please contact the joint sole agents:



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Designed by: Ovation Creative Ltd, +44 (0)7889 982136.