

# TO LET

INDUSTRIAL / WAREHOUSE UNIT

BRITANNIA INDUSTRIAL ESTATE

POYLE ROAD, COLNBROOK, HEATHROW SL3 0BH

9



3 MILES (9 MINS) TO CARGO TERMINAL

4,333 SQ FT (403 SQ M)

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# TO LET

## UNIT 9 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)



Source: Google Maps

### DESCRIPTION

The estate comprises 20 units divided into 4 terraces. Unit 9 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 space
- 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.

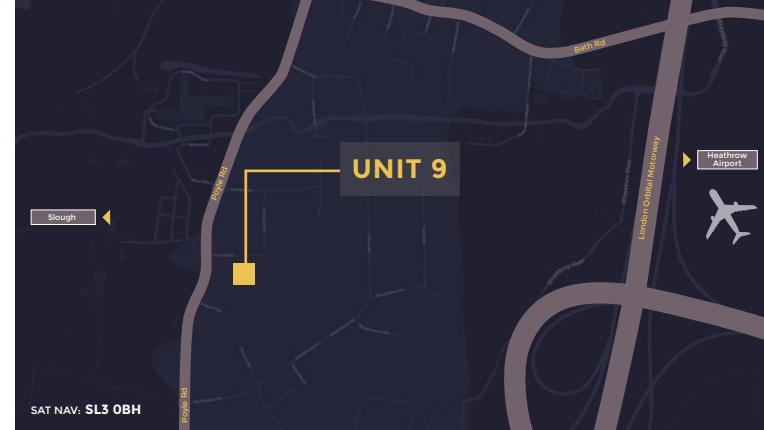
### VIEWING

By appointments with sole joint agents.

### ACCOMMODATION

	Sq Ft	Sq M
Ground Floor Warehouse	3,591	333.61
Ground Floor Office / Welfare	361	33.54
First Floor Offices	361	33.54
Total	4,333	402.55

All measurements are based on a approximate gross internal area



INDICATIVE IMAGE



INDICATIVE IMAGE

### RENT

Rent on application.

### 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.

### Misrepresentation:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers, or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.