

TRIDENT

INDUSTRIAL ESTATE

POYLE, HEATHROW

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE UNITS

FROM 3,000 TO 14,500 SQ FT



Trident Industrial Estate is one of Heathrow's premier industrial estates. It is located directly under the main flight path on Blackthorne Road, Poyle and comprises **20 terraced warehouse units**. These range in size from **3,000 to 6,500 sq ft** which can be combined to provide **up to 14,500 sq ft**.



AVAILABILITY (Gross External Areas)

UNIT	WAREHOUSE		OFFICES				COVERED LOADING BAY		TOTAL	
			GROUND FLOOR		FIRST FLOOR					
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	4,241	394.0	435	40.4	847	78.7	377	35.0	5,900	548.1
9	5,605	520.7	440	40.9	888	82.5	380	35.3	7,313	679.4
16	4,328	402.1	438	40.7	855	79.4	374	34.7	5,995	556.9
19	2,643	245.5	424	39.4	428	39.8	379	35.2	3,874	359.9
20	2,633	244.6	426	39.6	448	41.6	377	35.0	3,884	360.8





Refurbished warehouse example (Unit 19)



SPECIFICATION

Warehouse:



Eaves height
approximately
6m (18 ft)



Electronically/
manually controlled
roller shutter doors



Covered
loading bays



Good car
parking provision
(1:430 per sq ft)



Security gate with
evening & weekend
on-site security and
CCTV surveillance

Office:



Ground and
first floor offices



Fully
carpeted



Suspended ceilings
and lighting



Kitchenette
facilities



Male/female
toilet facilities



Refurbished first floor office (Unit 19)

LOCATION

Trident Industrial Estate benefits from excellent transport links being situated only 1/2 mile from junction 14 of the M25 which in turn provides fast and easy access to the national motorway network. Heathrow International Airport is only a further 1.5 miles to the east where the Heathrow Express also offers frequent rail services to Central London in approximately 20 minutes.

LEASE TERMS

Units are available on new full repairing and insuring leases.

LEGAL COSTS

Each party to bear their own legal costs and other associated costs incurred in any transaction.

EPC

Targeting EPC: A.

RENT

Upon application.



SAT NAV: SL3 OAX



VIEWING By prior appointment only. To arrange a viewing please contact:



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