

# 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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## 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)



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 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 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

£17 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



INDICATIVE IMAGE



**Bal Panesar**  
07956 212020  
bp@telsar.com

**Jack Pay**  
07411 576313  
amp@telsar.com



**Pat Rosso**  
07825 571048  
patrick.rosso@colliers.com

**Stan Gibson**  
07776 605378  
stanley.gibson@colliers.com

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