



3 Galleymead Road  
Colnbrook, SL3 0EN

## Fully Fitted Vehicle Workshop & MOT Facility in Prime Heathrow Industrial Location

8,220 sq ft  
(763.66 sq m)

- MOT approved configuration
- Inspection pit & Vehicle lifts
- Workshop equipment
- CCTV and ANPR installation
- Detached unit
- 3m eaves rising to 6.5m at apex
- 3 loading doors
- Secure gated yard & allocated parking
- Reception area with networking infrastructure
- Outside ULEZ

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## Summary

<b>Available Size</b>	8,220 sq ft
<b>Rateable Value</b>	£64,000
<b>Service Charge</b>	On application
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (62)

## Description

A detached industrial unit of brick construction beneath a pitched roof clad in profile metal sheeting, currently fitted as a fully operational MOT and vehicle workshop facility.

The unit provides open plan warehouse accommodation incorporating an inspection pit, together with rear storage space and an interconnecting roller shutter door providing access to a secure yard. The property also benefits from ground floor office accommodation.

The unit is fully fitted and ready for immediate occupation by an MOT, servicing or vehicle repair operator.

## Location

The property is situated on Galleymead Road, accessed via Old Bath Road, within one of the main industrial locations serving Heathrow Airport.

The airport lies approximately 1 mile to the east, with M25 Junction 14 located around 1.5 miles away. The M4 Junction 4 is approximately 3 miles to the west and can also be accessed via M25 Junction 4B, providing excellent connectivity to the national motorway network.

## Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse	5,999	557.33
Ground - Offices	810	75.25
Outdoor - Yard	1,411	131.09
<b>Total</b>	<b>8,220</b>	<b>763.67</b>

## Viewings

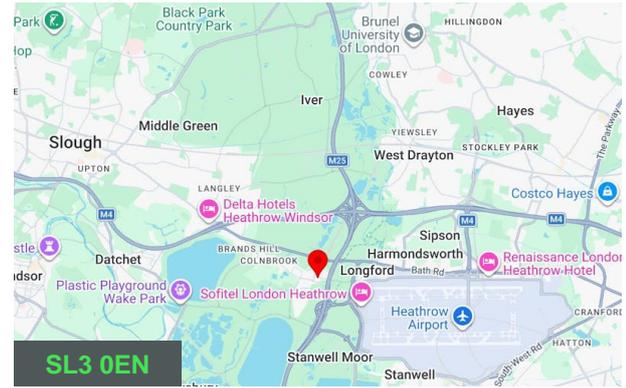
Strictly by appointment via the sole agents.

## Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



## Viewing & Further Information



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