

POYLE

TECHNOLOGY CENTRE

WILLOW ROAD • POYLE • SL3 0DP

Part of  AURORA PARKS

2 Modern Industrial /
Warehouse Units

2,325 sq ft (216 sq.m)

& 2,385 sq ft (221.5 sq.m)

TO LET



Description.

Poyle Technology Centre is a modern industrial / warehouse unit of steel portal frame construction with part brick / profile clad elevations beneath an insulated pitched roof. Benefiting from purpose built offices on the first floor, a full height loading door with allocated parking to the front of the unit.

Fully refurbished warehouses in a key strategic West London location with close proximity to Heathrow Airport, A4, M4 & M25.

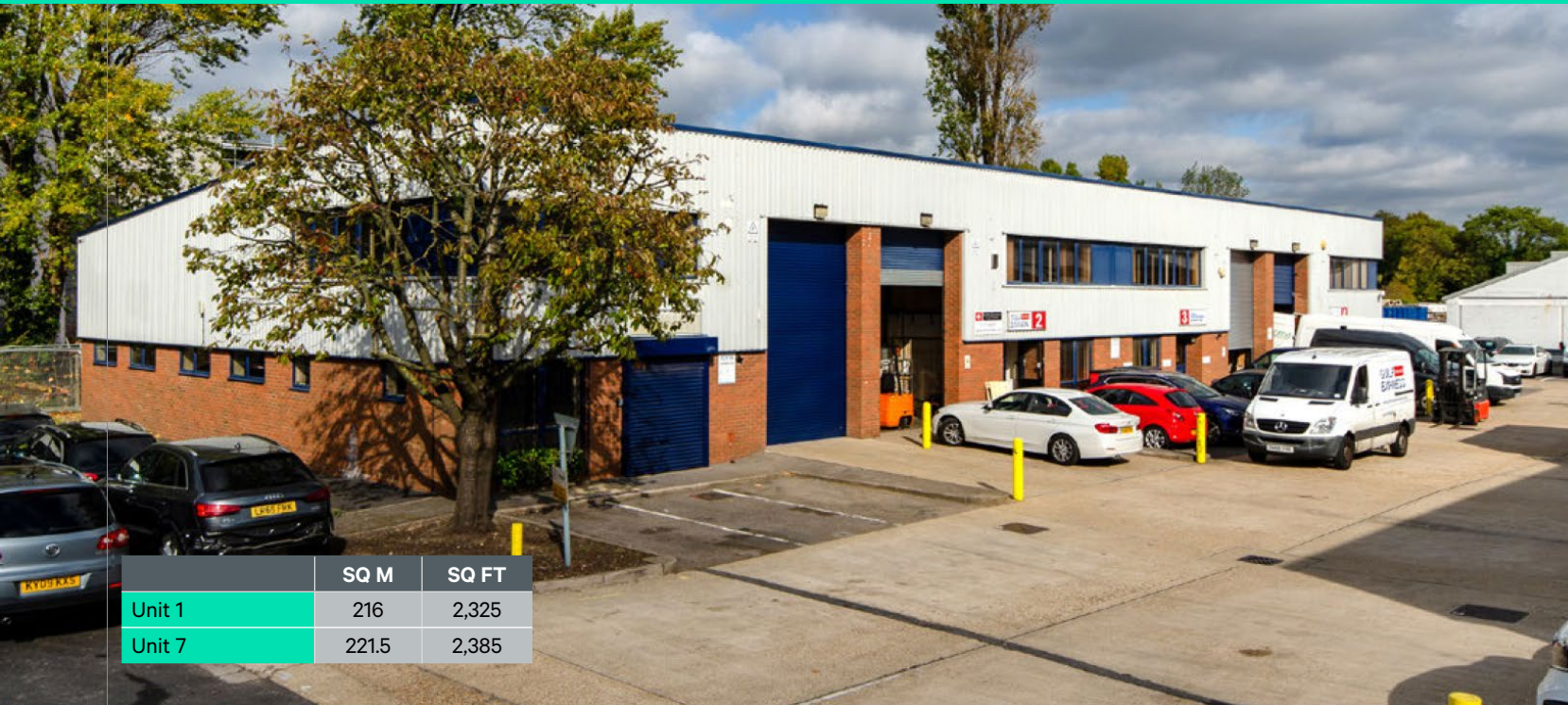
Unit 1 – 2,325 sq.ft

Unit 7 – 2,385 sq.ft



Accommodation.

Specification.



	SQ M	SQ FT
Unit 1	216	2,325
Unit 7	221.5	2,385



5.7m Eaves Height



1 Level access loading door



3 Car parking spaces



Purpose built first floor offices



Three phase power



LED warehouse lighting



Separate WC's



Location.

 Click here to view
Google Maps

 What3Words
atom.pays.zone

Poyle Technology Centre is located within the heart of the Poyle Industrial Estate which can be accessed via Blackthorne Road.

Junction 14 of the M25 is within 1 mile, and Junction 5 of the M4 is 3 miles to the west. As a location the units benefit from direct access to Heathrow Airport and attracts a range of both local and national occupiers.

HGV DRIVETIMES



M25 J14	1.5 miles
A4	2.2 miles
M4 J4B	3.1 miles

Further Information.

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

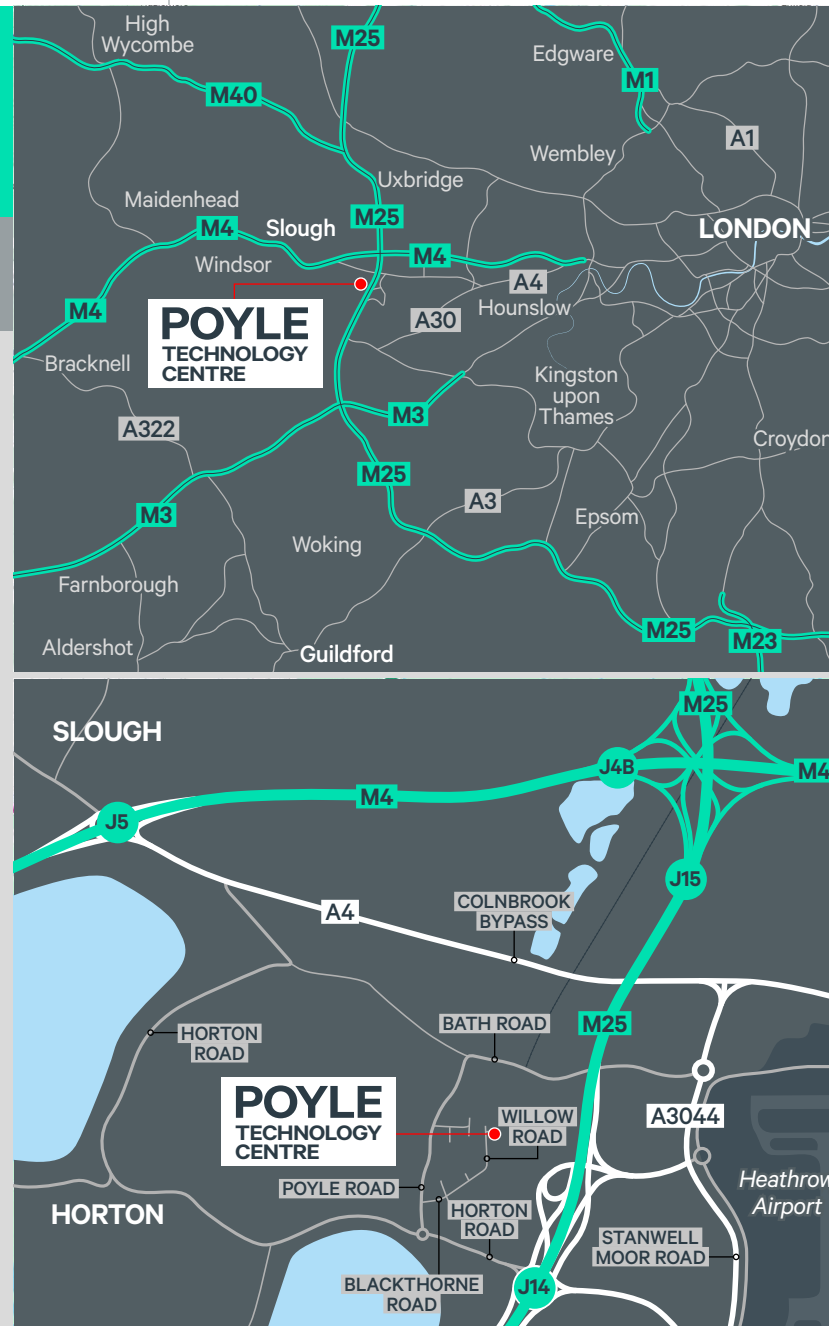
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all Hines Estates.

EPC RATING

EPCs are available on request. Subject to update following the completion of landlords works.



Contact.

For further information or to arrange a viewing please contact the agents:



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REAL ESTATE**

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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2025

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