

AIRPORT HOUSE

POYLE

DAVID ROAD • POYLE • SL3 0BS

Part of  AURORA PARKS

Unit 1
6,397 sq.ft (594 sq.m)

Fully refurbished industrial /
warehouse unit

TO LET



Description.



Unit 1 is an industrial / warehouse unit of steel truss construction with brick elevations beneath a pitched roof. Access to the warehouse is gained via an electric roller shutter door serviced by a dedicated loading bay. Ancillary office accommodation with gas central heating is located on the ground and first floor fronting David Road.

The unit benefits from 3 phase power, a max height of 5.87m and ample parking.

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



Accommodation.

Specification.



3m Eaves Height rising to 5.87m



1 Level access loading door



9 Car parking spaces



9.55m Secure Yard



Purpose built first floor offices



Three phase power



LED warehouse lighting



Side loading – suitable for HGV's

	SQ FT	SQ M
Warehouse	5,050	469
Office / Ancilliary	1,347	125
TOTAL	6,397	594



Location.

 [Click here to view Google Maps](#)

 **What3Words**
woven.moods.each

Unit 1, Airport House is at the entrance to David Road, which is located within the heart of the Poyle Industrial Estate and 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 mile
A4	2 miles
M4 J5	3 miles

Further Information.

LEASE TERMS

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

BUSINESS RATES

Available upon request.

LEGAL COSTS

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

SERVICE CHARGE

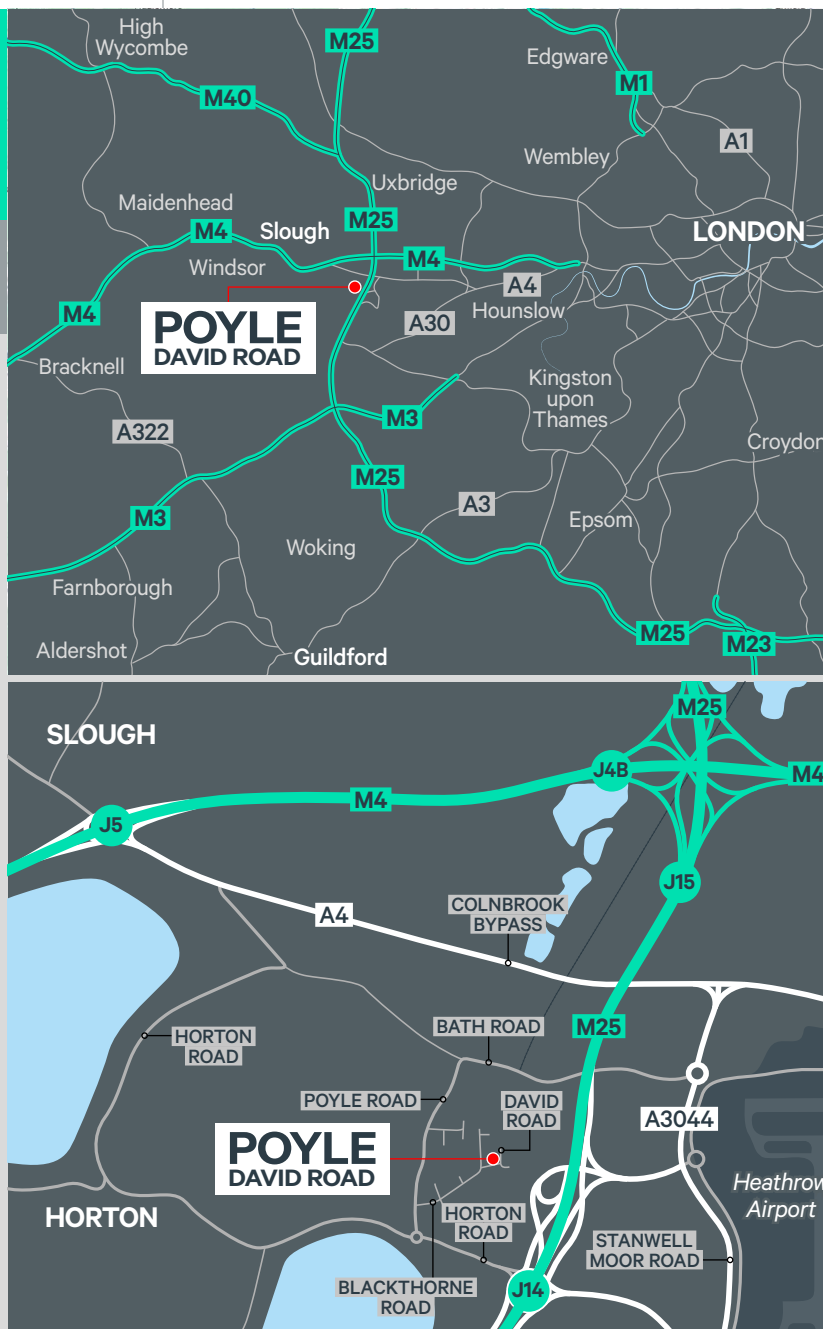
No service charge.

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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