

UNITS TO LET

2,595 - 4,701 ft²



PRIME HEATHROW
LOCATION



A4, M4 & M25 IN
CLOSE PROXIMITY



TO BE
REFURBISHED

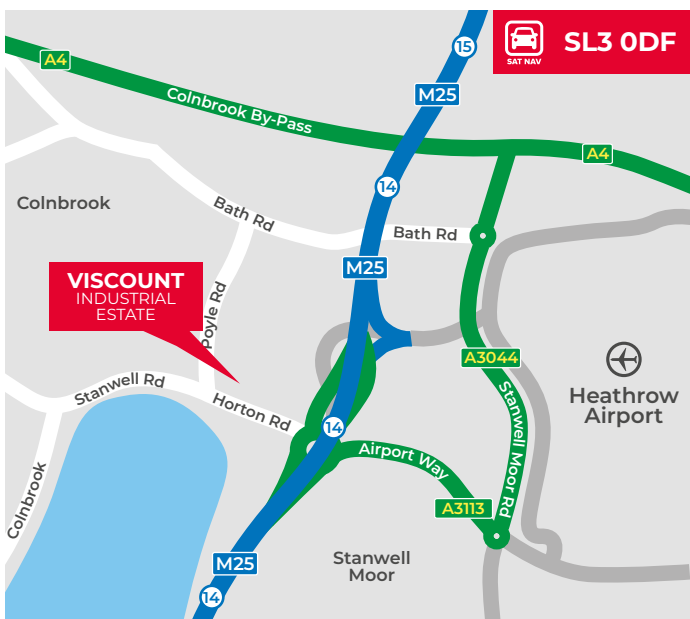
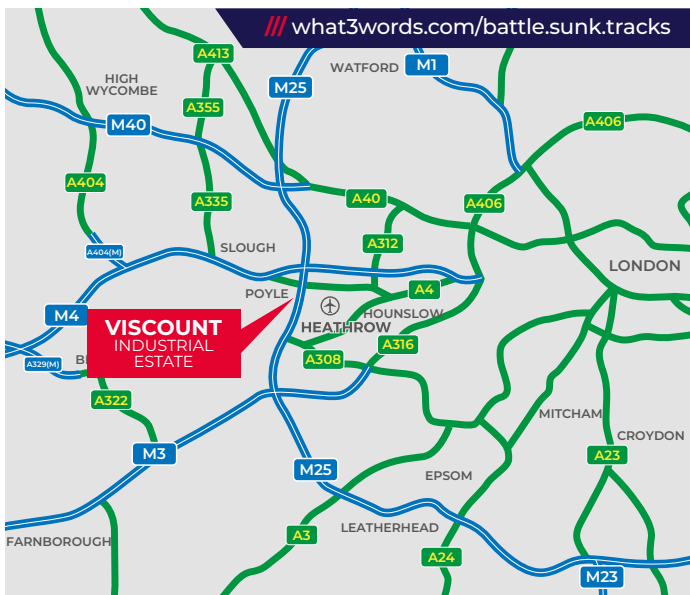


www.ipif.com/viscount

INDUSTRIAL / WAREHOUSE UNITS TO LET

VISCOUNT INDUSTRIAL ESTATE
HORTON ROAD, POYLE, HEATHROW, SL3 0DF

IPIF



LOCATION

Poyle is an established prime airport location situated to the west of Heathrow Airport, just off Junction 14 of the M25 motorway. The location provides excellent access to the motorway network as well as dual carriageway access to Heathrow Airport via A3113, Airport Way. Viscount Industrial Estate forms part of the established Poyle Industrial Area which includes numerous high profile distribution companies such as DHL, UPS, HCH, SIS and Davies Turner. Poyle is very popular with air related businesses, warehouse and freight operators.

Viscount Industrial Estate is prominently located with roadside frontage on the Poyle Roundabout where Horton Road meets Poyle Road (heading to A4 Colnbrook bypass) and Stanwell Road (heading to Datchet and Windsor) on a very busy thoroughfare with a lot of passing traffic.

DESCRIPTION

The estate comprises of modern industrial / warehouse units of steel portal frame construction with part brick / profile clad elevations beneath an insulated pitched roof. Benefiting from purpose-built offices, a full height loading door with allocated parking to the front and rear with a large shared yard. Units 4, 5 & 6 will be refurbished to the same standard as the recently refurbished Unit 3. Unit 1 is ready for immediate occupation.

SPECIFICATION

- To be refurbished (Units 4, 5 & 6)
- Eaves height 5.6m rising to 6.5m at apex
- Single up and over loading door - 4.78m (H) x 3.6m (W)
- GF & FF office accommodation (Unit 1 & Unit 6)
- Double-glazed windows
- Three phase power
- Male and female WCs
- c. 3 Allocated parking spaces per unit
- Large shared yard to rear of units
- 24/7 unrestricted access with roadside frontage

ACCOMMODATION

Accommodation comprises the following gross internal areas:

UNIT 1	FT ²	M ²	EPC
Ground Floor Warehouse	2,534	236	B-43
Ground Floor Office	1,080	100	
First Floor Office	1,080	100	
TOTAL	4,694	436	

UNIT 4	FT ²	M ²	EPC
Ground Floor Warehouse	2,632	244	TBC
First Floor Office	549	51	
TOTAL	3,181	295	

UNIT 5	FT ²	M ²	EPC
Ground Floor Warehouse	2,118	197	B-43
First Floor Office	477	44	
TOTAL	2,595	241	

UNIT 6	FT ²	M ²	EPC
Ground Floor Warehouse	3,463	322	C-63
Ground Floor Office			
First Floor Office		43	
Covered Loading	305	28	
TOTAL	4,701	436	



On behalf of the Landlord

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UNIT 5**UNIT 4****UNIT 1****LEASE TERMS**

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

BUSINESS RATES

Available upon request.

SERVICE CHARGE

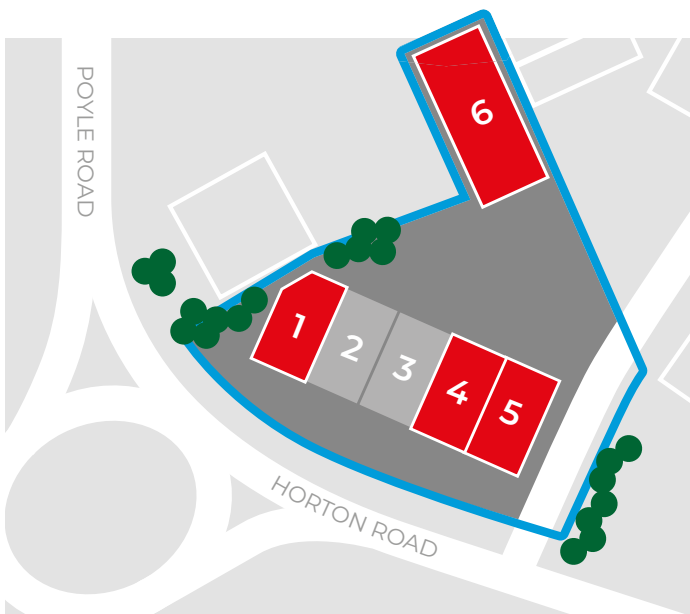
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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 IPIF Estates.

UNIT 6

On behalf of the Landlord

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