

 FULLY
REFURBISHED

LAKE SIDE INDUSTRIAL ESTATE

LAKESIDE ROAD, COLNBROOK SL3 0ED



Located within 2 miles of Heathrow Airport Terminal 5

UNITS **6** & **7**

INDUSTRIAL/WAREHOUSE PREMISES

From 12,455 to 24,953 sq ft (1,157 sq m to 2,318 sq m)

TO LET

LOCATION

Lakeside Industrial Estate is a popular location for many Heathrow related occupiers, as it is well situated midway between Slough and the airport along the A4. The location affords excellent access to the major motorway network via the M25.

Central London and Heathrow Airport are easily accessed via the M4/A4 respectively.

LAKESIDE INDUSTRIAL ESTATE

UNITS 6 & 7





DESCRIPTION

Units 6 & 7 are mid terrace units constructed of concrete portal frame with part block walls and part steel profile metal cladding. The units include ground and first floor office accommodation to the front and the warehouse is accessed through a single 6m wide loading door.

The units have been **fully refurbished** including new mechanical and electrical services.



FEATURES



6.5M
CLEAR
EAVES
HEIGHT



6M WIDE
UP/OVER
ELECTRIC
LOADING
DOORS



12 CAR
PARK SPACES
(PER UNIT)
TO THE FRONT
OF THE UNITS



LED
LIGHTING
TO THE
WAREHOUSE



DEDICATED
LOADING
AREA TO
THE FRONT



NEW
COMPOSITE
PANEL
ROOF



GROUND &
FIRST FLOOR
OFFICES
WITH NEW
WINDOWS



NEW
KITCHENETTES
TO FIRST
FLOOR
OFFICES

6

	sq ft	sq m
Warehouse	10,775	1,001
Ground floor office	840	78
First floor offices	840	78
TOTAL (GEA)	12,455	1,157



Ground floor office



First floor office



First floor office





7

	sq ft	sq m
Warehouse	10,732	997
Ground floor offices	883	82
First floor offices	883	82
TOTAL (GEA)	12,498	1,161



Ground floor office



First floor office



First floor office





SAT NAV:
SL3 OED



LAKESTIDE INDUSTRIAL ESTATE

LAKESTIDE ROAD, COLNBROOK

VIEWING

Strictly by appointment through the joint agents.

logix
PROPERTY

020 3855 5790

logixproperty.com

JOHN POCOCK
07766 072273
john.pocock@logixproperty.com

BEN ROWE
07841 460 300
ben.rowe@logixproperty.com

JLL
property.jll.co.uk

SARAH DOWNES
07856 003033
sarah.downes@jll.com

THOMAS BOND
07709 500 397
thomas.bond@jll.com

TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

EPC: A.

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and floor areas and diagrams should be treated strictly for guidance only and are not to scale. Gross internal measurements to be agreed in accordance with RICS Code of Measuring Practice 6th edition. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves independently as to the incidence of VAT in respect of any transaction. August 2025.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136.