



Unit 19, Trident Industrial Estate

Blackthorne Road, Colnbrook, SL3 0AX

Industrial / Warehouse Unit - To Let

5,392 sq ft
(500.93 sq m)

- 6m eaves
- 1 electric loading door
- Covered loading bay
- Ground & first floor offices
- Allocated parking
- CCTV surveillance
- The site has a security gate
- Evening and weekend on-site security
- To be refurbished

Unit 19, Trident Industrial Estate, Blackthorne Road, Colnbrook, SL3 0AX

Summary

Available Size	5,392 sq ft
Rent	Rent on application
Rates Payable	£25,391.25 per annum
Rateable Value	£45,750
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit 19 provides approximately 500.94 sq m / 5,392 sq ft comprising of a steel portal frame unit with brick construction to lower level and profile clad to upper level. The estate comprises 20 terraced warehouses on a secure, well maintained estate benefitting from a generous parking ratio.

Location

Trident Industrial Estate is one of Heathrow’s premier industrial estates, an established warehouse, distribution and industrial area to the west of Heathrow Airport. It offers quick access to the M25 (Junction 14) to the North (0.8 miles), 2 miles from the Northern Perimeter Road and 3.3 miles from the Cargo Terminal.

The location benefits from excellent road and public transport links along with a range of hotels including T5 Hilton, Holiday Inn and Travelodge. These attractive amenities, labour supplies, and the growth of Poyle have encouraged a variety of international distribution companies to strategically position themselves here, including DHL Express, UPS, AmWorld Couriers and Heathrow Cargo Handling.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground - Warehouse	2,530	235.04
Ground - Offices	409	38
1st - Offices	388	36.05
1st - Mezzanine	1,707	158.59
Outdoor - Covered Bay	358	33.26
Total	5,392	500.94

Viewings

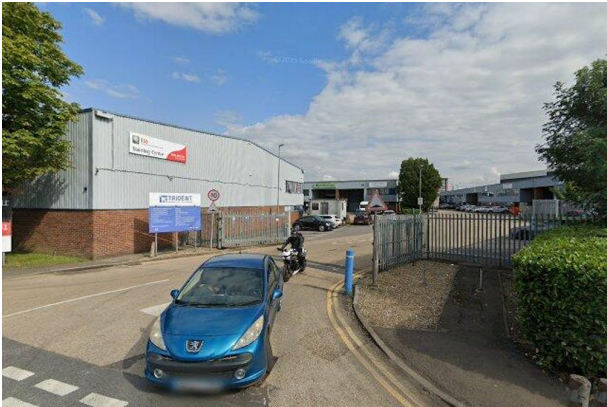
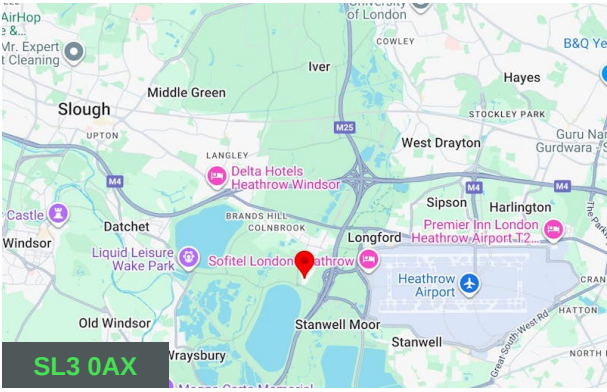
Strictly by appointment through the sole joint agents.

Terms

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

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



Ben Rowe
07841 460 300
ben.rowe@logixproperty.com



John Pocock
07766 072273
john.pocock@logixproperty.com

JLL (Joint Agent)
020 7384 1322

