



Unit 19, Trident Industrial Estate

Blackthorne Road, Colnbrook, SL3 0AX

Industrial / Warehouse Unit - To Let

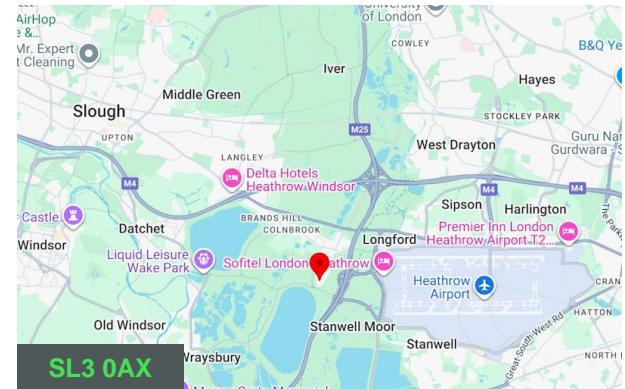
3,685 sq ft
(342.35 sq m)

- 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
- Under refurbishment

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Summary

Available Size	3,685 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 342.4 sq m / 3,685 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.

The Heathrow Express also offers frequent rail services from T4 to Central London in approximately 20 minutes and Horton Road is on Bus Route 81 from Hounslow to Slough.

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
Outdoor - Covered Bay	358	33.26
Total	3,685	342.35



Viewing & Further Information



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JLL (Joint Agent)

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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.

