



Unit 5

Polygon Business Centre, Poyle, SL3 0QT

FREEHOLD OPPORTUNITY

2,589 sq ft

(240.53 sq m)

- Close Proximity to Heathrow Airport
- Mid Terraced Industrial Unit
- 3 Phase power
- Allocated Parking
- 24/7 Access

Unit 5, Polygon Business Centre, Poyle, SL3 0QT

Description

Unit 5 presents a mid-terrace industrial unit arranged over two storeys, extending to approximately 2,589 sq ft (GIA). The property offers a 50/50 split between industrial/warehouse accommodation at ground floor and fitted office space above, making it suitable for a range of business uses. The ground floor provides open-plan industrial space accessed via a single-storey loading door. The upper floors comprise office accommodation, supported by staff WC facilities at first and second floor levels, together with a kitchenette.

Externally, the unit benefits from two allocated parking spaces, with additional circulation space for loading and unloading to the front. The property is of modern construction with brick elevations and profile cladding above

Location

Unit 5 is prominently situated within Polygon Business Centre in the well-established industrial and logistics hub of Poyle. The property benefits from immediate proximity to Heathrow Airport, located approximately 2 miles to the east.

The estate is strategically positioned with excellent access to the UK's motorway network. Junction 14 of the M25 motorway is within close reach, providing direct links to the M4, M3 and wider South East region. The nearby M4 motorway offers a direct route into Central London to the east.

Surrounding occupiers consist of DHL, UPS, Davies Turner, Norsk and Heathrow Cargo Handlers.

Heathrow Airport - 2 Miles
Bath Road Bus Stop - 0.2 Miles
Slough Rail (Elizabeth Line) - 3.5 Miles
Junction 14 (M25) - 1.5 Miles
Junction 5 (M4) - 3 Miles

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	2,589	240.53	Available
Total	2,589	240.53	

Viewings

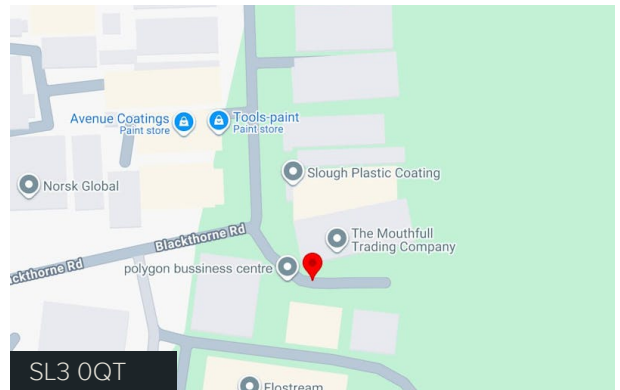
Strictly by appointment through sole agents Doherty Baines

Terms

Freehold

Rates

Interested parties should make their own enquiries to the London Borough of Slough Borough Council



Summary

Available Size	2,589 sq ft
Price	£750,000
Service Charge	On Application
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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