

1 Willow Road, Poyle Industrial Es'

Colnbrook, Slough, SL3 0BS



TO LET / FOR SALE

5,650 SQ FT
(524.90 SQ M)

£110,000 PER ANNUM
OFFERS IN EXCESS OF £1,500,000

To Let/May Sell.
Warehouse/industrial unit
(4,000 sq ft)+ 1,650 sq ft
mezzanine. Yard/parking
for circa 20 cars.

- Close to Heathrow Airport
- 6m eaves height
- First floor offices
- WC's and kitchen
- Full height roller shutter loading door
- Car parking for approx 20 cars
- EPC B

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desouza.co.uk

Summary

Available Size	5,650 sq ft
Rent	£110,000 per annum
Price	Offers in excess of £1,500,000
Rates Payable	£24,950 per annum
Rateable Value	£50,000
VAT	Applicable
EPC Rating	B (48)

Description

The property comprises a modern refurbished detached unit situated in a fenced yard fronting Willow Road and originally constructed in the mid 1990s. The unit is of steel frame construction with brick/block work walls to a height of approximately 7' and new insulated profile steel cladding to the eaves (circa 6m). Glazed entrance doors give access to a small ground floor reception area off which is access to the warehouse/industrial area. Male and female WCs are situated off the lobby. Stairs lead to the first floor office area which is open plan. There is a further WC along with a tea station. Access to the warehouse is gained via a full height loading door in the front elevation from the paved loading forecourt. The unit has the benefit of gas fired heating to the office and lighting throughout. Excellent car parking for circa 20 cars is provided in front and to the side of the unit in the fenced yard. A substantial mezzanine floor has been installed within the warehouse area.

Location

The property is situated fronting Blackthorne Road and Willow Road in the heart of the well established Poyle Trading Estate, which lies adjacent to and enjoys excellent access to J14 of the M25. A short distance to the north is J15 linking with the M4 whilst to the south, Junctions 13 and 12 link respectively to the A30 and M3. From J14 a dual carriageway links directly to Heathrow Airport with both the Cargo Terminal and Terminal 5 being within approximately 1 mile.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rates Payable (sq ft)
Ground - Warehouse/industrial and WCs	Ground	3,300	306.58	On Application
1st - Office, WC's and tea station	1st	700	65.03	On Application
Mezzanine - Storage	Mezzanine	1,650	153.29	On Application
Total		5,650	524.90	

Specification

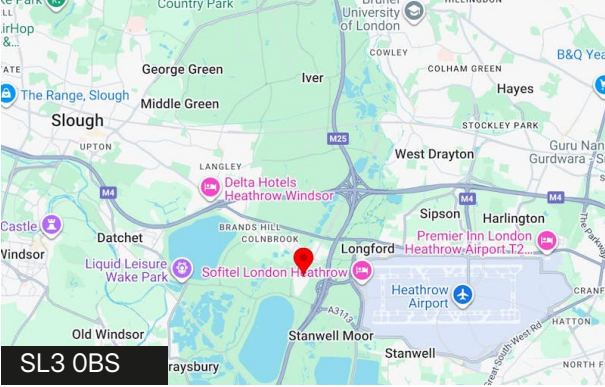
- Detached warehouse unit
- Refurbished
- 6m eaves
- Full height loading door
- Mezzanine floor
- Large car park/ yard
- First floor office
- EPC B

Viewings

By appointment with De Souza

Terms

To let on a new lease direct with the landlord or may sell. Rent - £110,000 per annum exclusive or offers invited in excess of £1,500,000 plus VAT for the freehold interest.



Viewing & Further Information



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