

To Let

Unit 13, Trident Industrial Estate, Poyle, SL3 0AX 3,409 sq ft (316.71 sq m)

- To be refurbished
- Good eaves height
- Electric level access door
- Covered loading bay
- Offices to be fully fitted and carpeted
- 7 Parking Bays



To Be Refurbished

Industrial Warehouse Unit To Let

Location

Trident Industrial Estate is one of Heathrow's well known / established industrial estates within the Poyle area, located approximately 0.5 miles from Junction 14 of the M25 which in turn provides easy access to the M4 Junction 4b. Heathrow International Airport and Cargo Terminal are only one mile to the East providing unrivalled access to the Airport.

Description

Unit 13 is an end-terrace unit of steel portal frame construction with brick construction to low level and profile cladding to the upper level. The unit benefits from good eaves height, ground and first floor office accommodation, an electric up and over loading door and a covered loading bay. Externally the unit benefits from good parking facilities.

Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m
Warehouse	2,272	211.08
Covered Loading Bay	371	34.47
Ground Floor Office	397	36.88
First Floor Office	369	34.28
Total	3,409	316.71

Specification

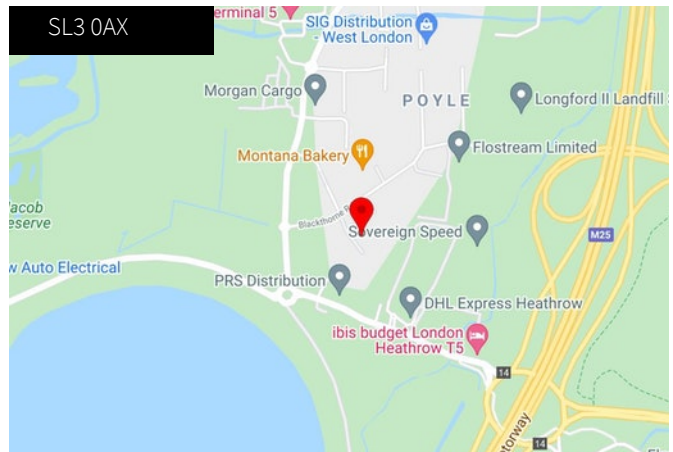
- To be refurbished
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- 7 Parking Bays
- The site has a security gate with evening and weekend on-site security and CCTV surveillance

Terms

The unit is available on the basis of a new FRI lease direct from the Landlord

Legal Costs

Each party to bear their own costs



EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

N/A

Viewing & Further Information

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