



## Horatio House

Galleymead Road, Colnbrook, SL3 0EN

**Warehouse / Industrial unit  
located in a prime Heathrow  
industrial estate**

**3,444 sq ft**  
(319.96 sq m)

- 3m eaves rising to 5m at apex
- 2 loading doors
- 10 parking spaces
- External side storage area
- Kitchenette & WC's
- Under refurbishment

# Horatio House, Galleymead Road, Colnbrook, SL3 0EN

## Summary

<b>Available Size</b>	3,444 sq ft
<b>Rent</b>	£68,880 per annum
<b>Rates Payable</b>	£14,469 per annum
<b>Rateable Value</b>	£26,500
<b>Service Charge</b>	On application
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Description

The property comprises of single storey building which is split between a warehouse and office block together with its own forecourt for loading and parking. The office block has windows to both the front and rear. There are numerous parking spaces across the front of the building with further spaces to the rear.

## Location

The available unit is located on Galleymead Road, accessed via Old Bath Road, in one of the main Heathrow Airport industrial locations. Heathrow Airport is approximately 1 mile to the East, whilst junction 14 of the M25 motorway is 1.5 miles. The M4 motorway can be accessed via junction 4 (3 miles) or via the M25 junction 4B.

## Accommodation

The accommodation comprises the following areas:

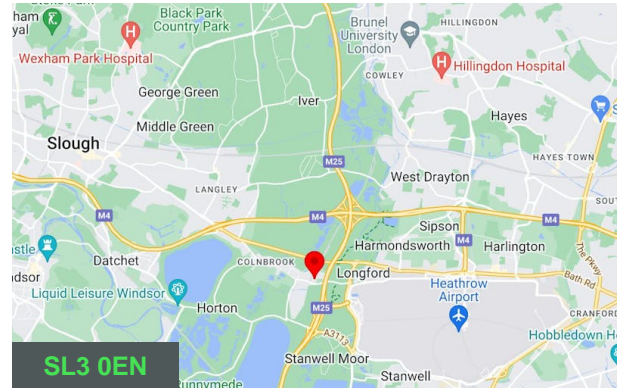
Name	sq ft	sq m
Ground - Warehouse	1,835	170.48
Ground - Offices	839	77.95
1st - Mezzanine	321	29.82
Ground - Ancillary	449	41.71
<b>Total</b>	<b>3,444</b>	<b>319.96</b>

## Viewings

Strictly by appointment via the sole agents.

## Terms

A new FRI lease is available on terms to be agreed. Details available upon request.



## Viewing & Further Information



**Ben Rowe**

07841 460 300

ben.rowe@logixproperty.com



**John Pocock**

07766 072273

john.pocock@logixproperty.com

