



## Poyle Technology Centre

Willow Road, Poyle, SL3 0DP

### **TO LET - Unit's 1 & 7 Poyle Technology Centre**

**2,325 to 4,710 sq ft**

(216 to 437.57 sq m)

- Established industrial location within close proximity to the M25
- 5.7M Eaves
- 1 Level Access Loading Door
- Allocated Parking Spaces
- Purpose Build First Floor Offices
- LED Lighting
- Three Phase Power

# Poyle Technology Centre, Willow Road, Poyle, SL3 0DP

## Description

Poyle Technology Centre comprises a well managed modern industrial estate consisting of 8 units arranged over two separate terraces. The refurbished units are of steel portal frame construction with part brick / part profile clad elevations beneath an insulated pitched roof. The units benefit from a single full height loading door, separately accessible purpose built offices arranged over ground and first floors. Nearby occupiers consist of the following companies; Drainforce, One Stop, Atlas Packaging and others.

## Location

Poyle Technology Centre is located on Willow Road within the established Poyle Industrial Estate to the west and within approximately a 10 minute drive of Heathrow Airport. The unit benefits from excellent transport links with Junction 14 of the M25 approximately 1 mile away and Junction 5 of the M4 being approximately 3 miles to the west.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	2,325	216	Available
Unit - 7	2,385	221.57	Available
<b>Total</b>	<b>4,710</b>	<b>437.57</b>	

## Viewings

Strictly by appointment through joint agents Doherty Baines or BNP Paribas Real Estate

## Terms

Available on new full repairing and insuring lease.

## Service Charge

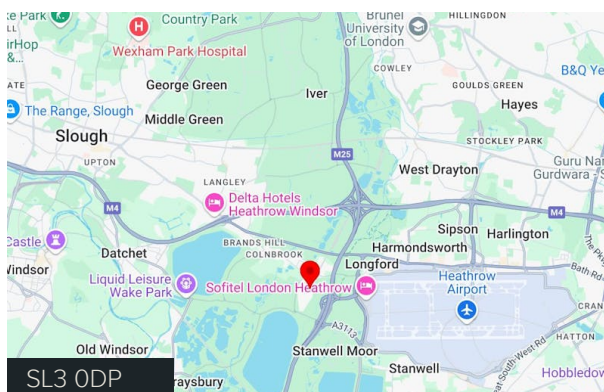
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

## VAT

All figures quoted are exclusive of VAT.



## Summary

<b>Available Size</b>	2,325 to 4,710 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



### Tom Hill

07891 314 235

thill@dohertybaines.com



### David O'Donovan

020 7355 3033 | 07775 562 484

dodonovan@dohertybaines.com

### Zach Heppner-Logan (BNP Paribas Real Estate)

07787 221 412 | 07787 221 412

zach.heppner-logan@realestate.bnpparibas

### Annabel Dalby (BNP Paribas Real Estate)

07876 688 055

annabel.dalby@realestate.bnpparibas

