

# UNIT TO LET

2,563 ft<sup>2</sup> (238 m<sup>2</sup>)



TO BE  
REFURBISHED



FULL HEIGHT  
LOADING DOOR



3 PHASE  
GAS & POWER



[www.ipif.com/poyle](http://www.ipif.com/poyle)

INDUSTRIAL/WAREHOUSE UNIT TO LET

**UNIT 1, POYLE TECHNOLOGY CENTRE**  
WILLOW ROAD, SLOUGH, SL3 0DP





## LOCATION

Poyle Technology Centre is located on Willow Road within the established Poyle Industrial Estate to the west 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.

## DESCRIPTION

1 Poyle Technology Centre is a modern industrial / warehouse unit of steel portal frame construction with part brick / profile clad elevations beneath an insulated pitched roof. Benefiting from purpose built offices on the first floor, a full height loading door with allocated parking to the front of the unit. The unit is to be extensively refurbished throughout.

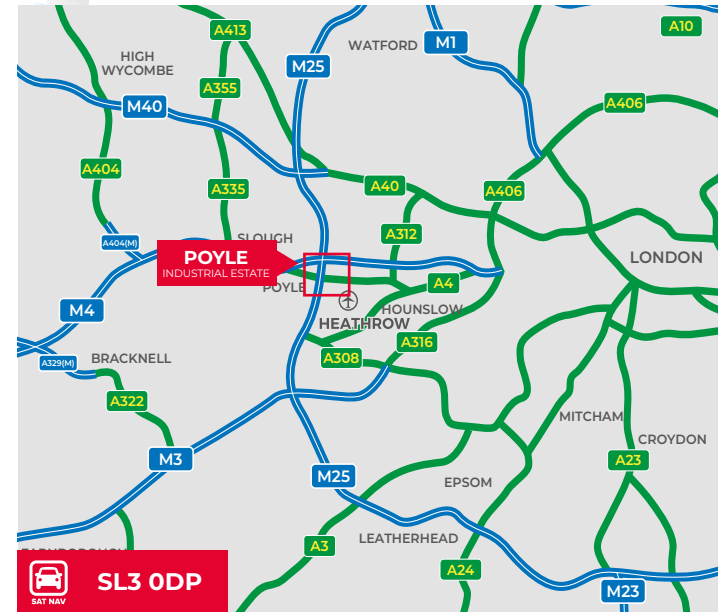
## SPECIFICATION

- To be refurbished
- 5.7m internal eaves
- Full height loading door
- Fully fitted offices
- Three phase power
- LED warehouse lighting
- Suspended ceilings with recessed lighting in offices
- Separate WCs
- Dedicated parking

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	157	1,691
Ground & First Floor Offices	81	872
<b>Total</b>	<b>238</b>	<b>2,563</b>



On behalf of the landlord



Rachel Sharman  
rachel.sharman@ipif.co.uk



Tom Lowther  
tom.lowther@jll.com  
07730 091 550

Thomas Bond  
thomas.bond@jll.com  
07709 500 397



On behalf of the landlord



Rachel Sharman  
rachel.sharman@ipif.co.uk



Tom Lowther  
tom.lowther@jll.com  
07730 091 550

Thomas Bond  
thomas.bond@jll.com  
07709 500 397



# UNIT 1 POYLE TECHNOLOGY CENTRE, WILLOW ROAD, SLOUGH, SL3 0DP

## LEASE TERMS

The units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request. Subject to update following the completion of landlords works.



On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Rachel Sharman**  
rachel.sharman@ipif.co.uk



**Tom Lowther**  
tom.lowther@jll.com  
07730 091 550

**Thomas Bond**  
thomas.bond@jll.com  
07709 500 397