

TO LET

INDUSTRIAL / WAREHOUSE UNIT

BRITANNIA INDUSTRIAL ESTATE

POYLE ROAD, COLNBROOK, HEATHROW SL3 0BH

12



3 MILES (9 MINS) TO CARGO TERMINAL

2,520 SQ FT (234 SQ M)

WWW.TELSAR.COM

TO LET

UNIT 12 BRITANNIA INDUSTRIAL ESTATE

POYLE RD, COLNBROOK, HEATHROW SL3 0BH

LOCATION

Located 1 mile immediately to the west of Heathrow Airport with easy access to the M25 at Junction 14 and the M4 at Junction 5. Britannia Industrial estate is in close proximity to all terminals of Heathrow Airport with links available via Airport Way and the North and Southern perimeter roads. The property is ideal for airport related business and freight companies. This area is popular with warehouse and freight operators.

Proximity to Major Road Links & Airports (in miles)



Source: Google Maps

DESCRIPTION

The estate comprises 20 refurbished units divided into 4 terraces. Unit 12 has been constructed using a steel portal frame with a new roof, access to the open plan warehouse is via an electric full height roller shutter door serviced by a dedicated covered loading bay. Ancillary office accommodation is located on the ground and first floor, with the unit benefitting from 3 phase power, a max height of 7.55m and allocated parking to the front of the unit.

AMENITIES

- Minimum eaves height 5.16m Rising to 7.55m
- 3 phase power
- Allocated parking spaces
- Covered loading bay
- Full height loading door
- Translucent roof panels
- 24/7 access
- Direct access to M25
- Close proximity to Heathrow Airport

*None of the amenities have been tested.

VIEWING

By appointments with sole joint agents.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor Warehouse	1,862	172.99
Ground Floor Office / Welfare	329	30.57
First Floor Offices	329	30.57
Total	2,520	234.13

All measurements are based on an approximate gross internal area

TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

RENT

Rent on application

All prices are subject to VAT

VAT

VAT is applicable to this transaction.

SERVICE CHARGE

TBC

BUSINESS RATES

Interested parties are advised to contact the Slough Borough Council to confirm this figure.

AML REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



INDICATIVE IMAGE



INDICATIVE IMAGE



Bal Panesar
07956 212020
bp@telsar.com

Jack Pay
07411 576313
amp@telsar.com



Pat Rosso
07825 571048
patrick.rosso@colliers.com

Stan Gibson
07776 605378
stanley.gibson@colliers.com

Misrepresentation:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.