



AVAILABLE BY WAY OF SUBLEASE/ ASSIGNMENT

- Detached logistics & HQ unit
- Secure, self-contained site
- 10.5m eaves height
- 3 electric level access loading doors
- Fully fitted first floor offices
- High quality tenant fit out to offices include meeting rooms & kitchen
- 36 car parking spaces with 6 EV charging points
- 50kN per sq m floor loading
- E(g), B2 & B8 use classes with ancillary trade
- BREEAM Excellent & Net Zero Carbon in use



EVO 32	Sq Ft	Sq M
Warehouse & ancillary	26,356	2,448
Ground Floor Office	6,125	570
Total (GIA)	32,481	3,018

For more information please contact:

HEATHER HARVEY-WOOD

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ALEX DOYLE

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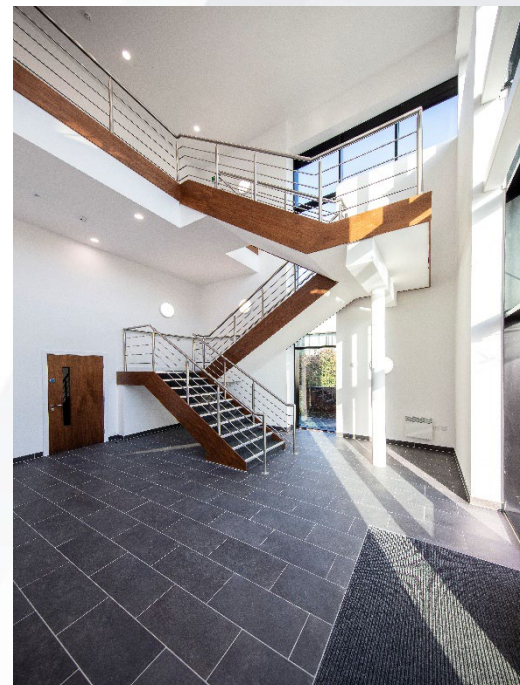
TO LET

EVO32, POYLE ROAD

POYLE, SL3 0HG



Indicative cleared warehouse



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DESCRIPTION

Grade A detached Logistics & Industrial HQ unit on a secure self-contained site, offering 36 car parking spaces with 6 EV charging points. The unit benefits from:

WAREHOUSE

- 10.5m eaves height
- 3 electric level access loading doors
- 50kN per sq m floor loading

UNDERCROFT

- Tenant fit out includes warehouse office & kitchen breakout areas

FIRST FLOOR OFFICES

- Fully fitted first floor offices with raised access floors, comfort cooling and LED lighting with PIR sensors
- High quality tenant fit out to offices, including meeting rooms, high spec kitchen and breakout areas

TERMS

The premises is available by way of sublease/assignment on a lease expiring 28th February 2034. Further details available on request.

Alternatively, the property may be available by way of new lease direct from the landlord, subject to negotiation

USE

E(g), B2 & B8 use classes with ancillary trade

ESG

The premises are rated **BREEAM EXCELLENT** and **NET ZERO CARBON** in use. With PV roof panels, 6 EV car charges and an **EPC** rating of **A+**

FURTHER INFORMATION & VIEWINGS

Please contact Heather or Alex on the below details for more information or to arrange to view.

LOCATION

EVO32 is prominently located on the corner of Poyle Road and Mathisen Way, in the established industrial area of Poyle.

Poyle itself is strategically located 1 mile from Junction 14 of the M25 and less than 3 miles to the West of Heathrow Airport, with excellent connectivity to the M4 motorway.

Heathrow Terminal 5 train station provides access to the London Underground (Piccadilly Line), as well as the Heathrow Express – providing direct access to London Paddington in 30 minutes.



Destination	Distance	Drive Time
M25 (J14)	1.6 miles	6 minutes
M4 (J4B)/ M25 (J15)	2.8 miles	10 minutes
Heathrow Airport	16 miles	55 minutes
Central London	11.6 miles	40 minutes

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