

SPECIFICATION

- To be refurbished
- 5.16m Eaves (rising to 7.55m)
- 1 Level Loading Door
- Allocated parking
- 24-hour access
- Fitted offices & WCs
- Gas Supply & 3 Phase Power



FOR LEASE

Unit 9 Britannia Industrial Estate

Poyle Road, Colnbrook, Heathrow SL3 0BH

4,333 SQ FT
(403 SQ M)



Accelerating success.

FOR LEASE

DESCRIPTION

The property comprises an industrial / warehouse unit with ground and first floor offices and a shared front loading yard.

The unit benefits from 1 level access door, a clear eaves height of 5.16m (rising to 7.55m) and fitted offices / WC provision on ground and first floor.

Britannia Industrial Estate is an established trading estate with communal parking, offering 24-hour access to tenants & visitors.

BUSINESS RATES

Interested parties are advised to make their own enquires with the local council.

RENT

Rent on Application

TERMS

To be agreed.

Please contact the sole agents for further details

LEGAL COSTS

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

VAT

All prices and other costs quoted exclusive of VAT.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

TBC

LOCATION

Britannia Industrial Estate is located on Poyle Road, approximately 1 mile to the west of Heathrow Airport.

The strategic industrial location provides easy access to the M25 at junction 14 and the M4 at junction 5. Furthermore, it 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.

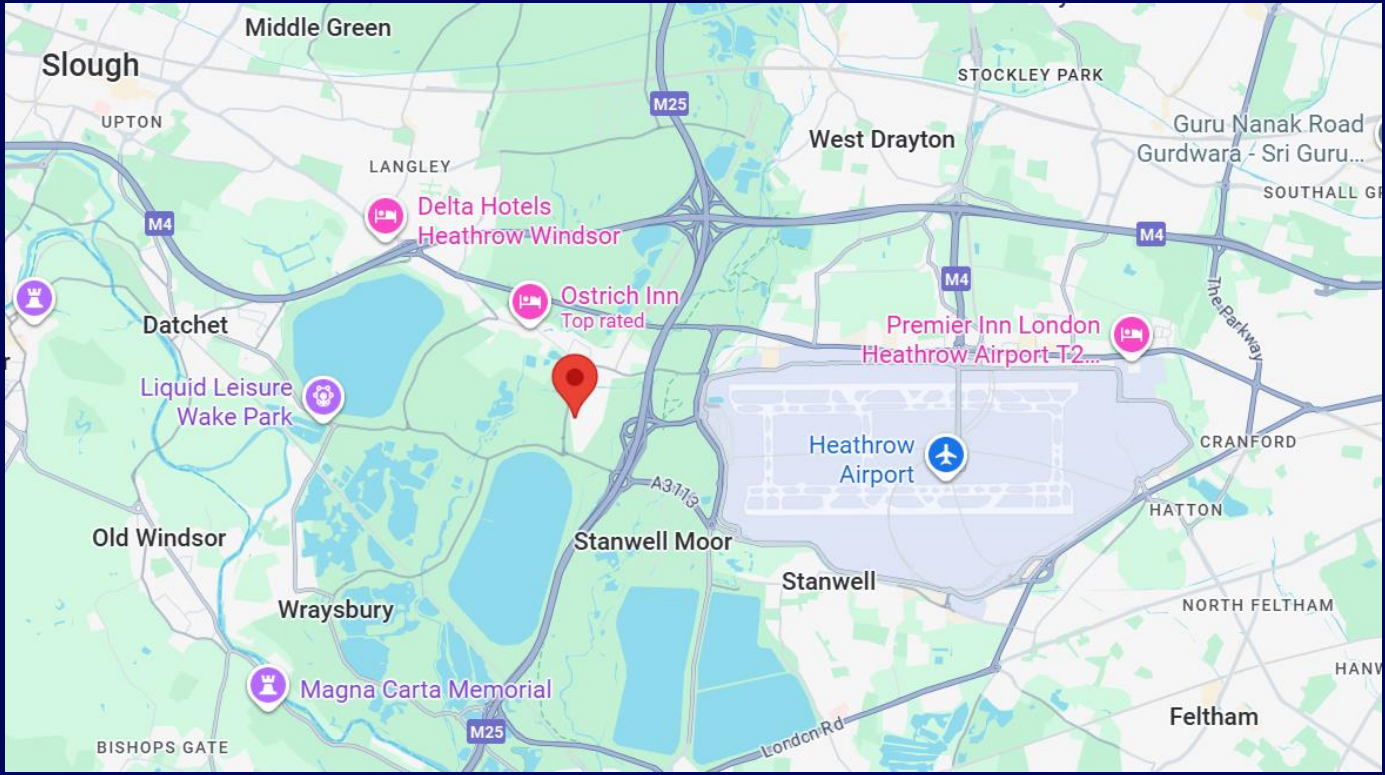
FLOOR AREAS

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	3,591	33.61
Ground Floor Office	361	33.54
First Floor Office	381	35.40
Total	4,333	402.55



*Indicative Photos



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Disclaimer

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Anti Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.



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