



Airport House

1 David Road, Poyle, SL3 0BS

**TO LET - Fully refurbished,
prime Heathrow location.**

6,397 sq ft

(594.30 sq m)

- Fully refurbished
- 14 car parking spaces
- Three phase power
- 9.55 M yard depth
- Side loading suitable for HGV's
- Purpose built first floor offices
- 1 level access loading door

Airport House, 1 David Road, Poyle, SL3 0BS

Description

Unit 1 is an industrial / warehouse unit of steel truss construction with brick elevations beneath a pitched roof. Access to the warehouse is gained via an electric roller shutter door serviced by a dedicated loading bay. Ancillary office accommodation with gas central heating located on the ground and first floor fronting David Road. The unit benefits from 3 phase power, a max height of 5.87m and ample parking.

Location

The property is located at the start of David Road, within the Poyle Industrial Estate, accessed via Blackthorne Road. Junction 14 of the M25 is approximately 1 mile away. Junction 5 of the M4 being 3 miles to the west. The property is ideally suited to provide excellent access to Heathrow Airport, which is 1 mile to the west

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,050	469.16	Available
Ground - Office	679	63.08	Available
1st - Office	668	62.06	Available
Total	6,397	594.30	

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

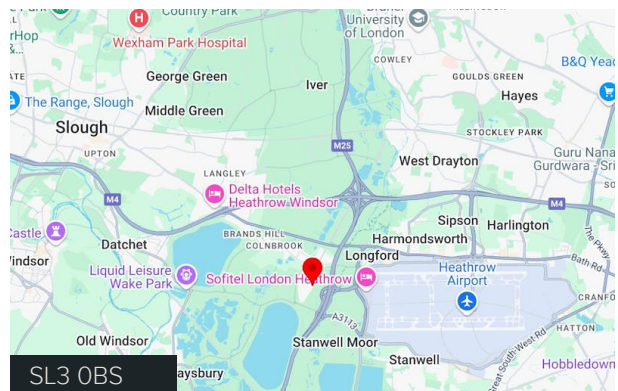
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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

Available Size	6,397 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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DohertyBaines