

ACCESS POINT, BATH ROAD, POYLE, COLNBROOK SL3 0NS



MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT TO LET INVESTMENT OPPORTUNITY

APPROX 31,500 SQ FT (2,226.3 SQ M)

LOCATION

Poyle is an established industrial location within Heathrow & West London being only 2 miles to the western boundary of Heathrow Airport, 3.5 miles to Heathrow World Cargo Centre & 17 miles west of Central London. The property is located on the Bath Road (A4) and benefits from excellent motorway connectivity strategically located adjacent to the M25 served by Junction 14 with the M4/ M25 Intersection 2 miles to the North

DESCRIPTION

The property comprises a modern self-contained detached industrial / warehouse unit with ancillary 2 storey offices. The unit is of steel frame construction with profiled metal sheeting elevations surmounted by a profile metal cladding roof with double skin UPVC roof lights over circa 10% of the roof area. The property was built in circa 2000 to a high specification.

ACCOMMODATION (approx. GEA)

	SQ FT	SQ M
Warehouse	28,000	2,601.2
1 st Floor Offices	3,500	325.1
TOTAL	31,500	2,926.3

KEY BENEFITS

- ✓ Detached Unit
- ✓ Clear eaves height of 8m to the underside of the haunch
- ✓ 3 electric loading doors
- ✓ To undergo an extensive refurbishment
- ✓ Self contained fully enclosed secure yard



Axis Two, Hurricane Way, Axis Park, Langley, Berkshire, SL3 8AG

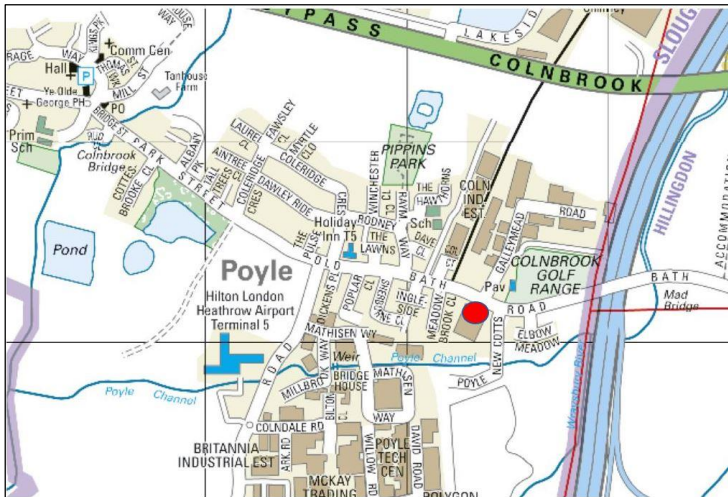
01753 561 822

space@altusgroup.com

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LOCATION PLAN



RENT

On application

TERMS

Available on a new FRI Lease direct from the landlord

RATES

Interested parties are advised to make their own enquiries

EPC

Energy Performance Rating is D-87

LEGAL COSTS

Each party responsible for their own costs

For further information contact:

Alex Kington

alex.kington@altusgroup.com

07717 704 538

John Pocock

john.pocock@altusgroup.com

07766 072273

Joint Agent – JLL

melinda.cross@eu.jll.com

07748 267748

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