

CROSS DOCK 60

Lakeside Industrial Estate,
Colnbrook, Heathrow SL3 0EL

TO LET

Prime Warehouse/
Industrial Unit

59,442 sq ft

(5,522 sq m)



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LOCATION

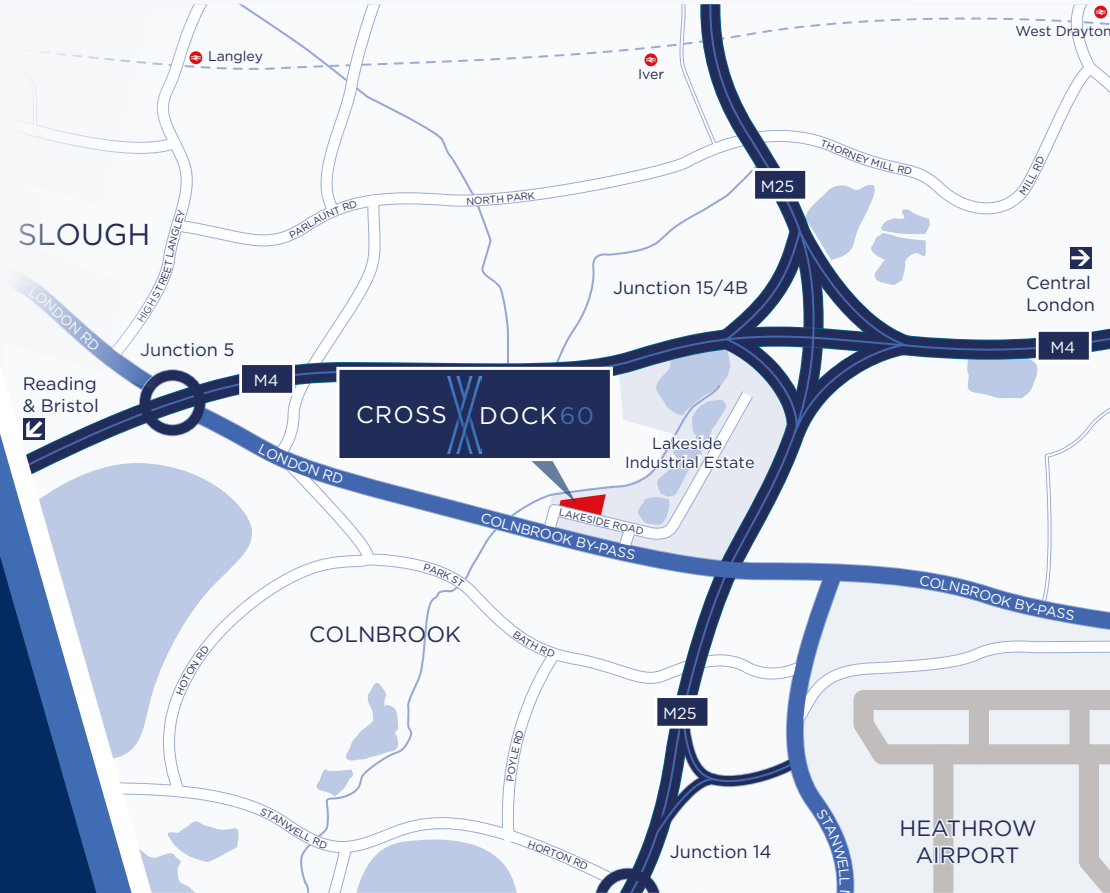
Cross-Dock 60 is located in Colnbrook, an established industrial location within close proximity to Heathrow International Airport and the M25 London Orbital.

The site is situated less than one mile west of London Heathrow International Airport, 3.5 miles south east of Slough and 15 miles west of Central London. Colnbrook benefits from excellent access to the national motorway network being located in close proximity to a number of key

motorway junctions. Heathrow also benefits from services provided by London Underground (Piccadilly Line) which provides services into Central London from London Heathrow International Airport with a fastest journey time of approximately 30 minutes.

Additionally, the Heathrow Express provides train services from the airport to London Paddington with a typical journey time of just 15 minutes.

DESTINATION	M25, J4	M4, J5	HEATHROW CARGO TERMINAL	M40 J1A	CENTRAL LONDON
MILES	1.5	1.9	2.8	9.5	17.6



SITUATION

The property is situated adjacent to the A4 Colnbrook By-Pass, which runs to the north of Colnbrook, Poyle and Heathrow Airport. The A4 provides direct access to Junction 5 of the M4 (1.3 miles) and Junction 14 of the M25 (1.5 miles).

Heathrow Cargo Terminal is situated approximately 2.8 miles to the south east of the property. Surrounding occupiers include UCH Logistics, XPO Logistics and DHL Supply Chain.

M4



HEATHROW TERMINAL 5

J4B/15

M25



J14

M25



XPO Logistics



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aramex delivery unlimited



M4



newrest

M4 J5 1 MILE

A4 COLNBROOK BY-PASS

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DESCRIPTION

The property provides a low density unit (approximately 25% site cover) with 360 circulation and loading on two elevations. The secure, self-contained unit provides ancillary three-storey office accommodation.



**TO BE
REFURBISHED**



**THREE-STORY
OFFICES**



**81 CAR PARKING
SPACES**



**LOW SITE
DENSITY**



**360
CIRCULATION**



**CROSS-DOCKED
LOADING FACILITIES**



**CLEAR INTERNAL
EAVES HEIGHT
OF 7.15M (RISING
TO 8.60M AT
THE APEX)**



**SECURE
GATED SITE**



**LIGHTING TO
WAREHOUSE**



**24 DOCK-
LEVEL ACCESS
LOADING
DOORS**

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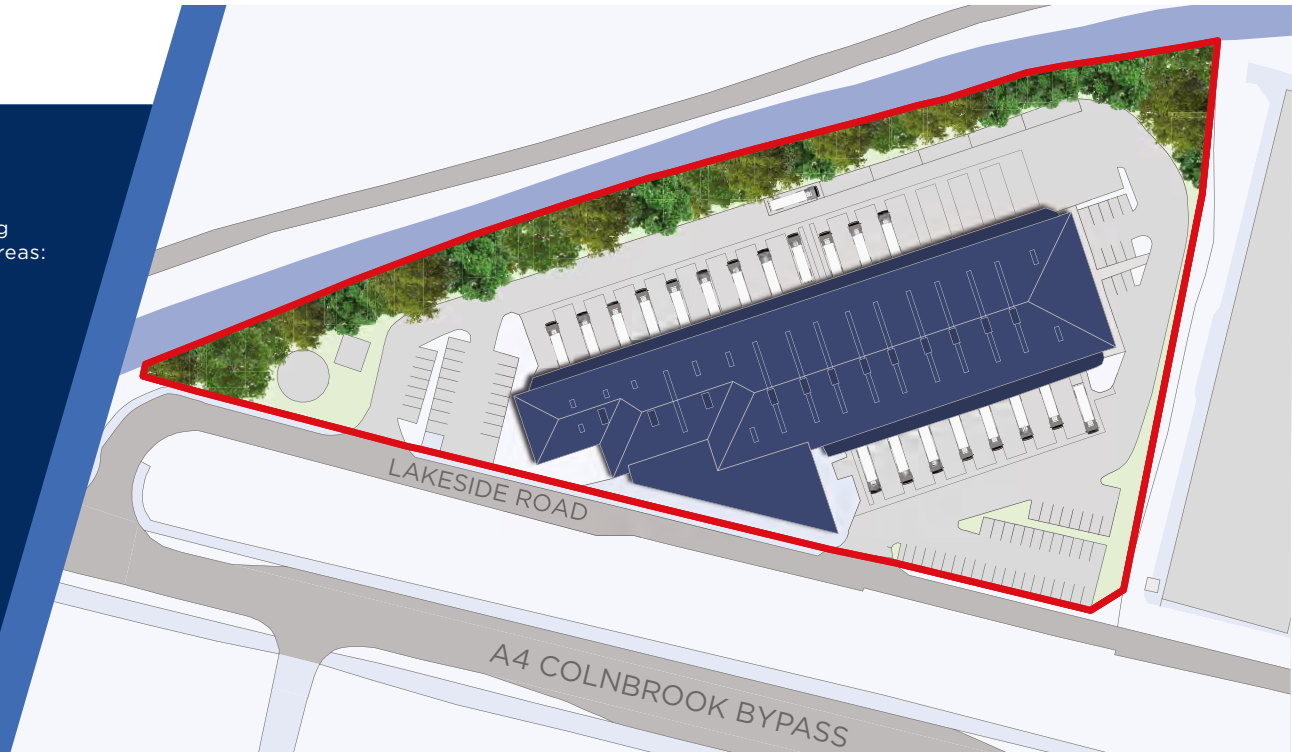
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and has the following approximate gross internal floor areas:

DESCRIPTION	FLOOR	Sq M	Sq Ft
Warehouse	Ground	3,745	40,310
Office	Ground	673	7,247
Office	First	673	7,247
Office	Second	431	4,638
TOTAL		5,522	59,442

SITE AREA

The site extends to approximately 1.74 ha (4.30 acres) providing a low site cover of approximately 25%.



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TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

To be confirmed.

VIEWING

For viewing and further information, please contact DTRE, the sole agent.



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