



A brand new carbon neutral
warehouse / industrial unit
with self contained secure yard
Available for immediate occupation



Blackthorne Road /
Prescott Road
Poyle, Heathrow SL3 0DU

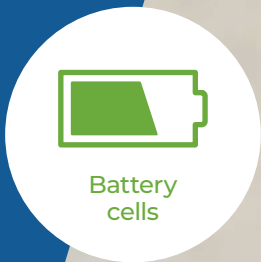
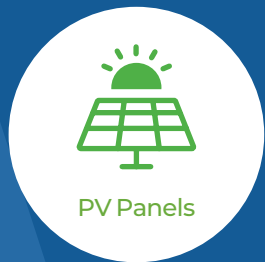
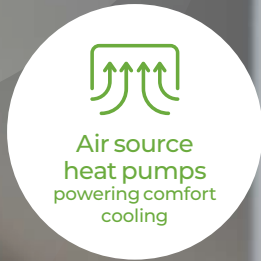
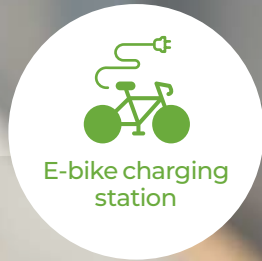
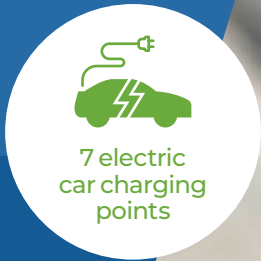
52,599 sq ft 4,886 sq m
TO LET

www.poylepoint.co.uk

A brand new exciting carbon neutral development in a key West London location



SUSTAINABILITY CREDENTIALS





48,160 sq ft
warehouse




12 m eaves



8 level access
loading doors



Separate parking
and loading
areas



318 kVa power
capacity



Grade A open
plan offices



50 kn/m² floor
loading



Large secure yard
(28m depth)



65 parking
spaces



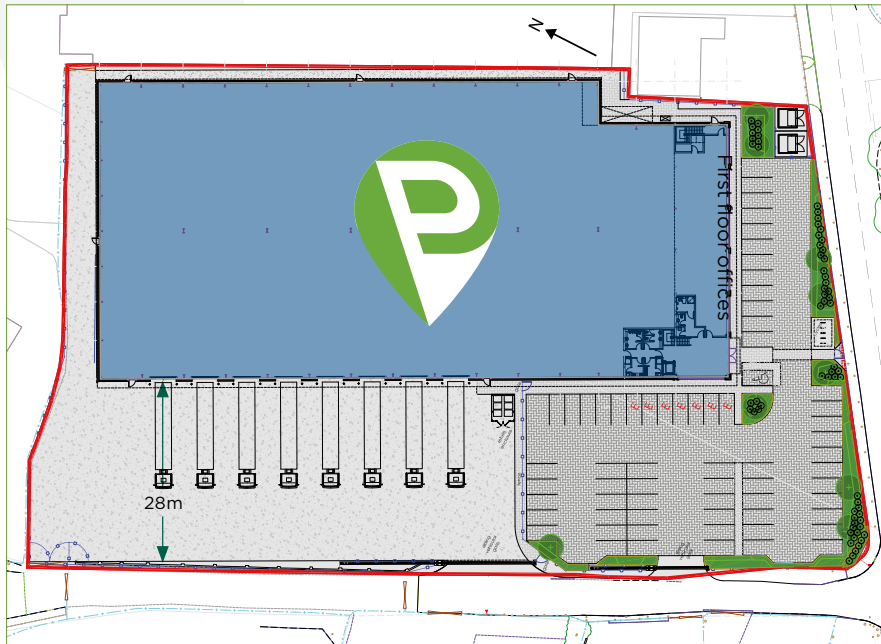
Comfort
cooling

Available for
immediate
occupation

Accommodation

	sq ft	sq m
Warehouse	48,160	4,474
First floor offices	4,439	412
Total	52,599	4,886

*Gross External Area



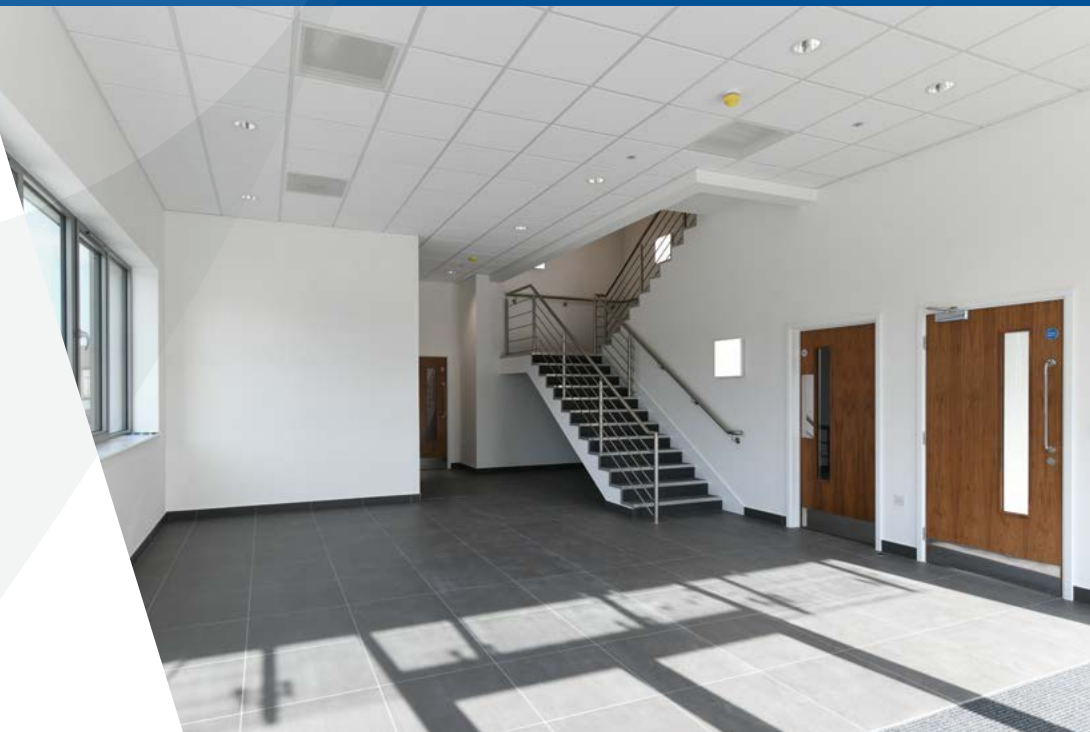
Not to scale. Plan show indicative parking and entrance configurations only.

PLANNING / USE PERMISSIONS

- B1c (light industrial)
- B2 (general industrial)
- B8 (storage and distribution)
- Unrestricted 24/7 access

TERMS

A detailed financial proposal is available upon application







HEATHROW TERMINAL 5

M25

J14



1

BLACKTHORNE ROAD

2

AVAILABLE SEPARATELY

PRESCOTT ROAD

POYLE ROAD



LOCATION

Poyle Point is located on the corner of Prescott/ Blackthorne Road in Poyle, an established warehouse, distribution and industrial area to the west of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junction 4B of the M4, while Heathrow's Cargo Terminal is within 3 miles.

Horton Road is on Bus Route 81 from Hounslow to Slough.

In addition, the location benefits from a range of hotels including the T5 Hilton, Holiday Inn and Travelodge. These attractive amenities, labour supplies, and the growth of Poyle have encouraged a variety of international distribution companies to strategically position themselves in the area, including DHL, UPS, Heathrow Cargo Handling and numerous local Heathrow and logistics-related companies.

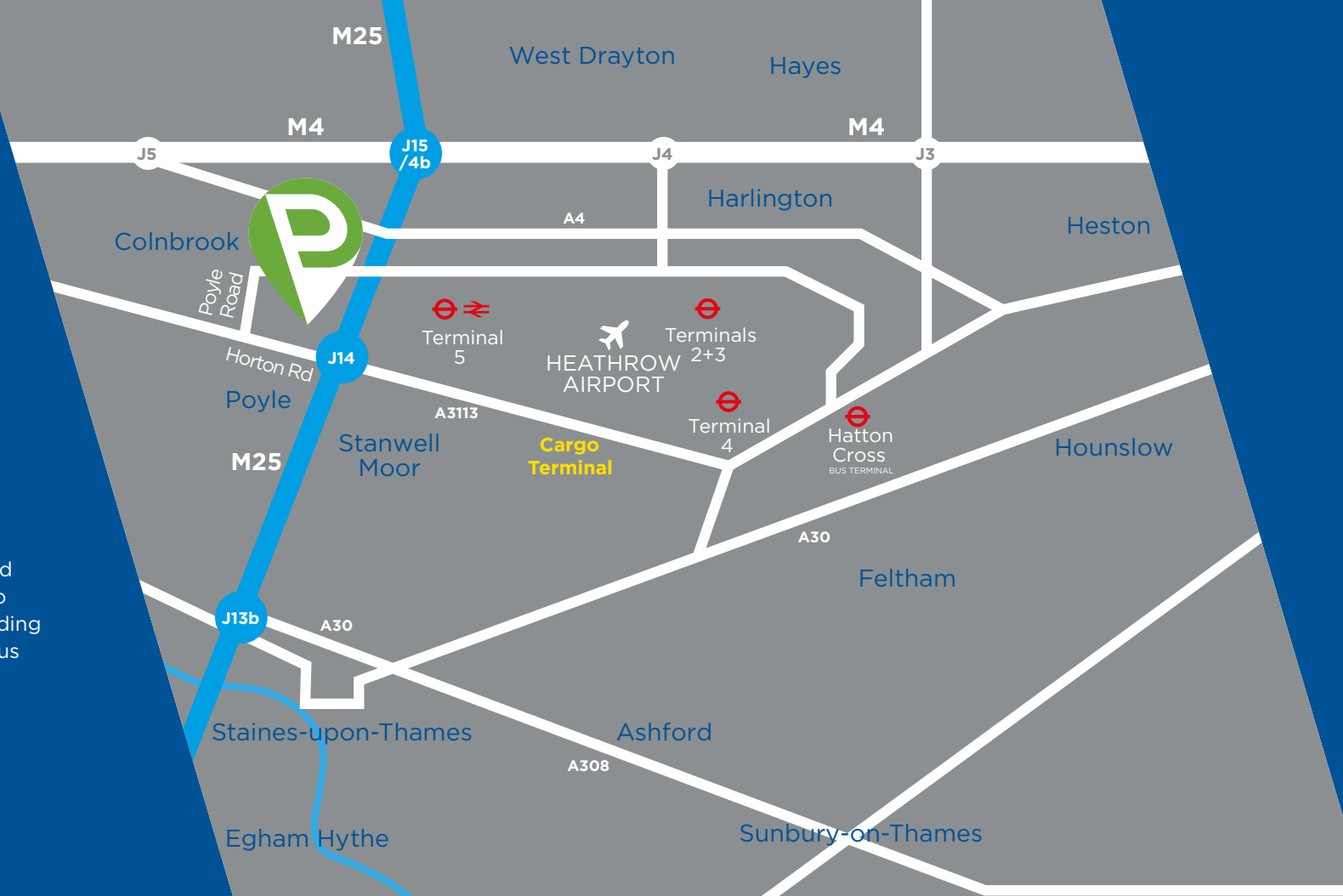
Poyle is therefore considered a premier location for companies looking to benefit from immediate access to the M25/M4 and/or The Cargo Terminal.

TRAVEL DISTANCES

M25 Junction 14	0.8 miles
M4 Junction 5	2.4 miles
Heathrow Airport	2 miles
M4 Junction 4B	3.1 miles
Heathrow Cargo Terminal	3.1 miles

Source: AA routeplanner / Google maps

These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2023.



Blackthorne Road / Prescott Road, Poyle, Heathrow SL3 0DU

CONTACT

For more information, please contact the joint agents:



John Pocock
07766 072 273
john.pocock@logixproperty.com

Ben Rowe
07841 460 300
ben.rowe@logixproperty.com



Sarah Downes
07856 003 033
sarah.downes@eu.jll.com

Tom Lowther
07730 091 550
tom.lowther@eu.jll.com