

TO LET

NEWLY REFURBISHED

BRITANNIA INDUSTRIAL ESTATE

Poyle Road, Colnbrook, Heathrow SL3 0BH

3



INDICATIVE OUTLINE



360° VIRTUAL TOUR
CLICK OR SCAN CODE

1,829 SQ FT (170 SQ M)

WAREHOUSE/INDUSTRIAL UNIT

BRITANNIA INDUSTRIAL ESTATE

TO LET

UNIT 3 BRITANNIA INDUSTRIAL ESTATE

POYLE RD, COLNBROOK, HEATHROW SL3 0BH

LOCATION

Located 1 mile immediately to the west of Heathrow Airport with easy access to the M25 at Junction 14 and the M4 at Junction 5. Britannia Industrial estate 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. This area is popular with warehouse and freight operators.

| Travel Distances | Miles |
|-------------------------|-------|
| Junction 14 M25 | 0.65 |
| Junction 5 M4 | 2 |
| Junction 4 M4 | 2.25 |
| Junction 2 M3 (J12 M25) | 5.66 |
| Junction 1A M40 | 8.2 |
| Terminal 5 LHR | 3.2 |
| Terminal 4 LHR | 4.11 |
| Terminal 1 LHR | 6.57 |
| BA World Cargo | 3.3 |

Source: Google Maps

AMENITIES

- Newly refurbished
- 24/7 access
- Allocated parking
- Loading bay
- Clear eaves height 6m
- Translucent roof panels
- Sodium lighting
- Full height electric loading door
- Concrete floor
- 3 phase electric

VIEWING By appointments with sole joint agents.

DESCRIPTION

The property comprises 20 refurbished units divided into 4 terraces. Unit 3 has been constructed using a steel portal frame and benefits from a dedicated loading bay with an office to the ground floor.

ACCOMMODATION

| | Sq Ft | Sq M |
|-----------|-------|--------|
| Warehouse | 1,829 | 169.92 |

All measurements are based on a approximate gross internal area

TENURE

Leasehold

RENT

Price on application

All prices are subject to VAT

SERVICE CHARGE

TBC

BUSINESS RATES

Interested parties are advised to contact the Slough Borough Council to confirm this figure.



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