

UNIT C
SKYWAY 14

Calder Way | Heathrow | SL3 0BQ

**EXTENSIVELY
REFURBISHED**



24,145 SQ FT (2,243.14 SQ M)

TO LET

**MODERN, DETACHED WAREHOUSE UNIT IDEALLY SITUATED
FOR ACCESS TO HEATHROW AND THE M25 / M4 MOTORWAY NETWORK**





UNIT C SKYWAY¹⁴

CONNECTIONS

The site is well located for access to the M4, M25, Heathrow Airport and Thames Valley, being situated approximately 300m to the West of the M25.

M25 J14	1.4 miles
M4 J4B	3.3 miles
Heathrow Terminal 5	3.6 miles
Cargo Terminal	3.9 miles
Slough	4.5 miles
Heathrow Terminal 4	4.8 miles
Hatton Cross	5.8 miles
M3 /M25	6.3 miles
Central London	20 miles

LOCATION

Poyle is an established prime industrial location within Heathrow. Unit C Skyway 14 is located nextdoor to the new DHL facility on Horton Road and benefits from excellent connectivity with access to the M25 (J14) (1.4 miles), 3.9 miles from the Cargo Terminal and 20 miles west of Central London.



SPECIFICATION

Unit C Skyway 14 has been extensively refurbished to include the following:

- 2 x loading doors (1 dock / 1 level access)
- Clearspan warehouse space & large service yard
- 5.8m eaves height
- 700kva power supply & gas
- New LED lighting throughout
- Newly redecorated offices
- Good WC provision & kitchenette
- EV charging
- Detached industrial / warehouse unit
- Unrivalled access to M25 (J14)
- Established Heathrow location

ACCOMMODATION

	Sq ft	Sq m
Warehouse	19,528	1,814.21
Offices	3,608	335.19
Plant	1,009	93.74
TOTAL	24,145	2,243.14

Gross External Areas





TERMS

The accommodation is available on a new full repairing and insuring lease direct from the Landlord.

SERVICE CHARGE

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

RENT

Rent on application.

EPC

Available on request.

BUSINESS RATES

Upon enquiry.

VIEWING

For viewing and further information, please contact the joint sole agents:



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