

SURFACE COLNBROOK

**Secure open storage site strategically
located within 1.5 miles of junction 14
of the M25.**

**TO LET - 3.18 acres (138,521 sq.ft)
with ancillary office accommodation**

McArdle Way, Colnbrook, SL3 0RG

SURFACE

SURFACE COLNBROOK

3.18 acres

Surface Colnbrook is a secure open storage space with ancillary office accommodation, located strategically in West London.

The site is well located within 1.5 miles of junction 14 of the M25 and within 1 mile of junction 5 of the M4, providing immediate access on to the wider motorway network and easy access to Central London.



**Three phase
electricity**



**Prominent location
in West London**



**Strategic
location**



**Secure yard
with 24/7 access**



**Concrete
hardstanding**



**Mains
water supply**

Accommodation	Area
Industrial Outdoor Storage	3.18 acres / 138,521 sq ft
Office	7,772 sq ft
Workshop	4,117 sq ft

*Distances are approximate. Source: Google maps.





London

M25

Heathrow Terminal 5

A4

**SURFACE
COLNBROOK**

By Road

Distance*

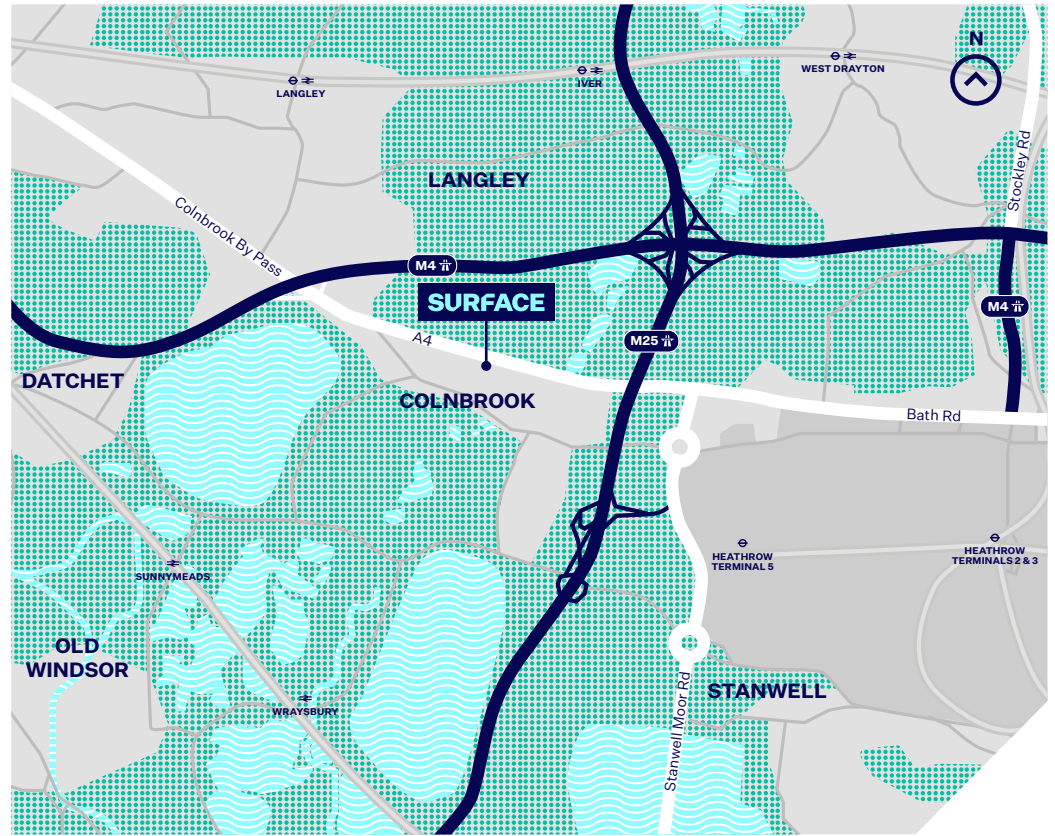
A4	0.1 miles
M4 (J 5)	1.3 miles
M25 (J14)	1.5 miles
A30	6 miles
M40 (J 1)	7 miles
M3 (J 2)	9 miles

Airports

Distance*

Heathrow Airport	3 miles
------------------	---------

*Distances are approximate. Source: Google maps.
Computer Generated Image - indicative only.



SURFACE COLNBROOK

McArdle Way, Colnbrook, SL3 0RG

Terms

The site is available on a new lease direct from the landlord. Rent on application.

Accommodation

3.18 acre site (138,521 sq.ft)

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Occupiers are invited to make their own enquiries.

EPC's

Office = B, Workshop = D

Contact

DTRE

Charlie Wing
charlie.wing@dtre.com
02033 289 080

Hugh Stanton
hugh.stanton@dtre.com
020 3328 9080

Kimmre

Jody Smith
jody.smith@kimmre.com
07971 588 334

Josh Hammett
josh.hammett@kimmre.com
07387 637 554

Charlie Nelmes
charlie.nelmes@kimmre.com
07919 970 336

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. May 2025.

surface-storage.co.uk