

SPECIFICATION

- To be refurbished
- 6.31m Eaves (rising to 7.02m)
- 1 Level Loading Door
- Allocated parking
- 24-hour access
- Ground/first floor offices & WCs
- Gas Supply & 3 Phase Power
- Covered loading bay
- Access to LHR / M25 & M4



FOR LEASE

Unit 15 Britannia Industrial Estate

Poyle Road, Colnbrook, Heathrow SL3 0BH

4,098 SQ FT
(381 SQ M)

FOR LEASE

DESCRIPTION

The property comprises an industrial / warehouse unit with ground and first floor offices, a shared front-loading yard and demised parking spaces.

The unit benefits from 1 level access door, a clear eaves height of 6.31m (rising to 7.02m) and fitted offices / WC provision on ground and first floor.

Britannia Industrial Estate is an established trading estate with communal parking, offering 24-hour access to tenants & visitors.

BUSINESS RATES

Interested parties are advised to make their own enquires with the local council.

RENT

Rent on Application

TERMS

To be agreed.

Please contact the sole agents for further details

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

To be reassessed

LOCATION

Britannia Industrial Estate is located on Poyle Road, approximately 1 mile to the west of Heathrow Airport.

The strategic industrial location provides easy access to the M25 at junction 14 and the M4 at junction 5. Furthermore, it 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.

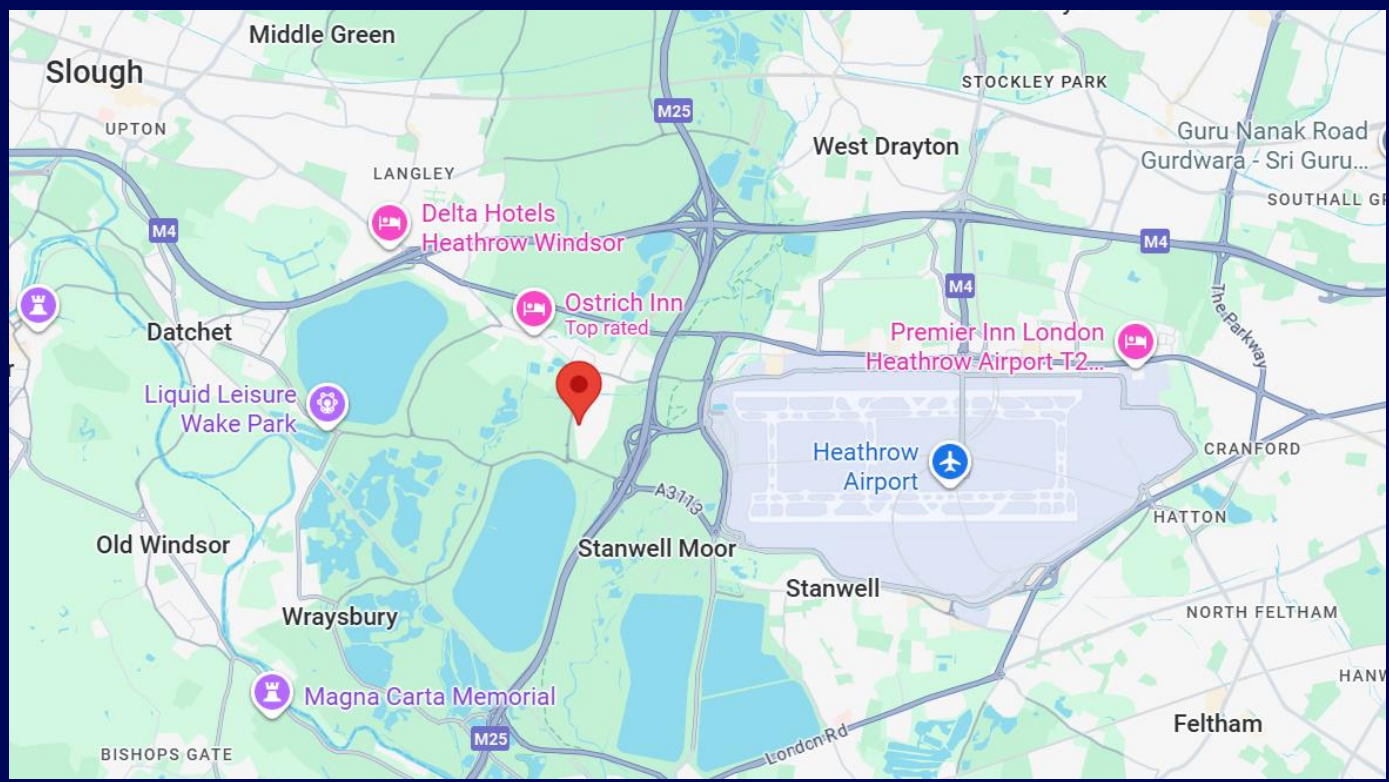
FLOOR AREAS

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse & Canopy	3,016	280.19
Ground Floor Office	372	34.46
First Floor Office	710	65.96
Total	4,098	380.71



*Indicative Photos



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Disclaimer

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Anti Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.



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