

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)
Full IOS planning permission**

McArdle Way, Colnbrook, SL3 0RG

SURFACE

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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

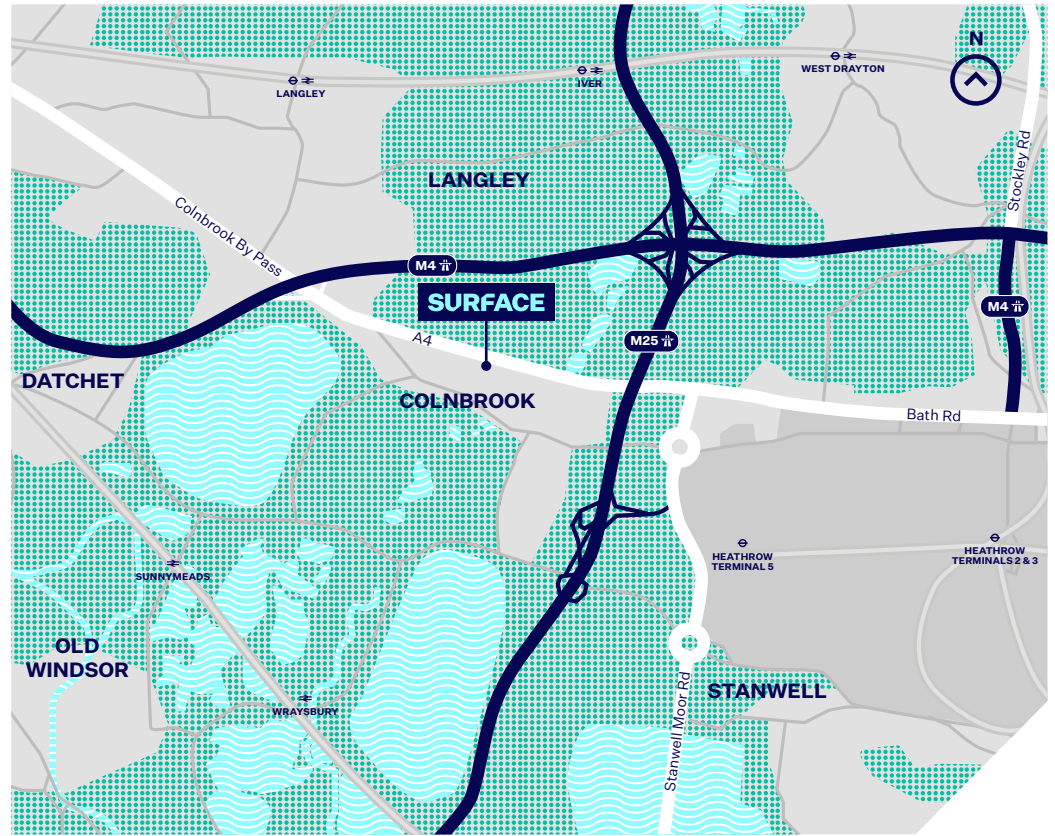
A4

**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.



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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 = A

Contact

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