

# TRIDENT INDUSTRIAL ESTATE, BLACKTHORNE ROAD POYLE SLOUGH SL3 0AX



Light Industrial units in Trident Industrial Estate ranging from 3,212 – 15,311 sq ft available To Let in prime logistics centre.

**INDUSTRIAL**

**TO LET**

**3,212 TO 15,311 SQ FT**

**(298.40 TO 1,422.44 SQ M)**

- Units 1, 16 & 17 are now available
- Poyle is a prime logistics location serving Heathrow Airport and London
- Less than 1 mile from J14 of M25
- Excellent access to Heathrow Cargo Terminal
- 5.82m clear internal eaves height
- 3-phase power (100 amps)
- Full height electric roller shutter doors

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## OVERVIEW

Available Size	3,212 to 15,311 sq ft
Rent	Rent on application
Rates Payable	£5.67 per sq ft Combined RV for Units 1, 16, 17
Rateable Value	£159,000
EPC Rating	Upon enquiry

## DESCRIPTION

Trident Industrial Estate is a prime logistics estate consisting of terraced units with generous yard space and parking provision. The Units are constructed of steel portal frame with brick to low level and profile cladding on the upper level. Units 1, 16 & 17 are well configured with open plan warehouse on the ground floor serviced by a dedicated covered loading bay with full height electric roller shutter doors. Units across the scheme benefit from high bay LED lighting, EC charging points and 3 Phase power (100 amps) and minimum internal eaves heights extending to 5.82m rising to 6.6m at the apex. Ancillary office accommodation is provided to a high standard with LED lighting, wall mounted air conditioning, kitchenettes and double glazed windows.

Unit 1 is fitted with a 1,213 sq ft mezzanine, which can be retained. Unit 17 is equipped with a gas blower heater in the warehouse and the offices benefit from CAT II lighting as well as wall mounted electric heating and gas heaters.

## LOCATION

Trident Industrial Estate forms part of the well established Poyle industrial area, anchored by several high profile logistics occupiers including DHL, HCH and SIG. Trident benefits from excellent transport links with Junction 14 of the M25 approximately one mile to the east of the estate. Junction 4b of the M4 is located 2 miles to the north and the A3113 dual carriageway links the Property to all Heathrow airport terminals within a 15 minute drive time. The Property itself benefits from good prominence, situated on the south side of Blackthorne Road.

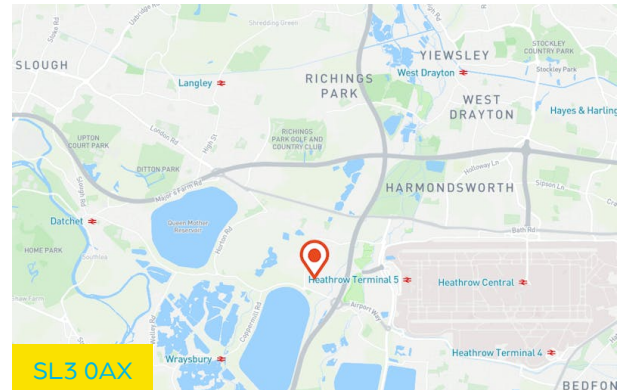
## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	7,179	666.95	Available
Unit - 16	4,920	457.08	Available
Unit - 17	3,212	298.40	Available
Total	15,311	1,422.43	

## TERMS

Assignment of existing lease available till June 2026 or new lease agreement available subject to agreement.



## VIEWING & FURTHER INFORMATION

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