

UNITS 15&16, COLN INDUSTRIAL ESTATE, OLD BATH

ROAD

COLN BROOK SL2 0NL



Prime Heathrow location industrial/warehouse Units between 5,035 – 10,541 sq ft available To Buy.

FOR SALE

5,506 TO 10,559 SQ FT

(511.52 TO 980.96 SQ M)

- Prime Heathrow location within sought after Coln Industrial Estate
- 8m internal eaves rising to 10m at apex
- Two loading doors
- LED lighting throughout warehouse
- 1.5 miles to M25 (J14) & 2 miles to M4 (J5)
- 3.9 miles to Heathrow Cargo Terminal/11 minute drive time

UNITS 15&16, COLN INDUSTRIAL ESTATE, OLD BATH ROAD, COLNBROOK, SL3 0NJ

OVERVIEW

Available Size	5,506 to 10,559 sq ft
Price	Price on application
Rates Payable	£5.58 per sq ft Combined RV
Rateable Value	£108,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

DESCRIPTION

The properties comprise two modern mid terrace industrial /warehouse units with office accommodation; available individually or as a combination. The warehouse accommodation benefits from 8 metre eaves up to 10 metres at the apex and each unit is well served by a single up and over loading door. LED lighting throughout. The ground floor space also benefits from WCs and shower and a low-level technical space in the undercroft. The office areas present extremely well with suspended ceilings with integrated LED lights, perimeter trunking, electric heating and wall mounted air conditioning units. Separate to the offices is a fully fitted canteen kitchenette area.

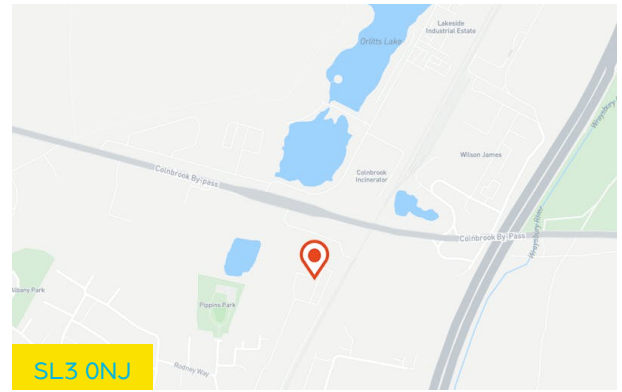
LOCATION

Units 15 and 16 form part of the well-established and sought after Coln Industrial Estate. The property benefits from excellent transport links with Junction 14 of the M25 located just 1.5 miles away and Junction 5 of the M4 just 2 miles away. The A4 Colnbrook Bypass is located just 1.4 miles away and the airport's Cargo Terminal is located just 3.9 miles away, an 11 minute drive away.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 15	5,506	511.52	Available
Unit - 16	5,053	469.44	Available
Total	10,559	980.96	



VIEWING & FURTHER INFORMATION

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