



Unit 20 Airport Direct, Old Bath Road, Poyle, Heathrow, SL3 0NJ

SUMMARY

- Unit to let near Heathrow
- Unit benefits from B8 use
- Minimum height: 8.1m clear height
- Electrically loaded doors
- 3 phase power
- Suitable for various businesses (STP)
- Good transport links
- First floor office & storage

DESCRIPTION

Modern spacious warehouse/industrial available near Heathrow. The unit offers first floor space of 888 sqft and warehouse space of 3,158 sqft. The unit has electrically loaded doors (4.5m) and reinforced concrete first floor level which is suitable for office or storage use.

SCHEDULE OF ACCOMMODATION

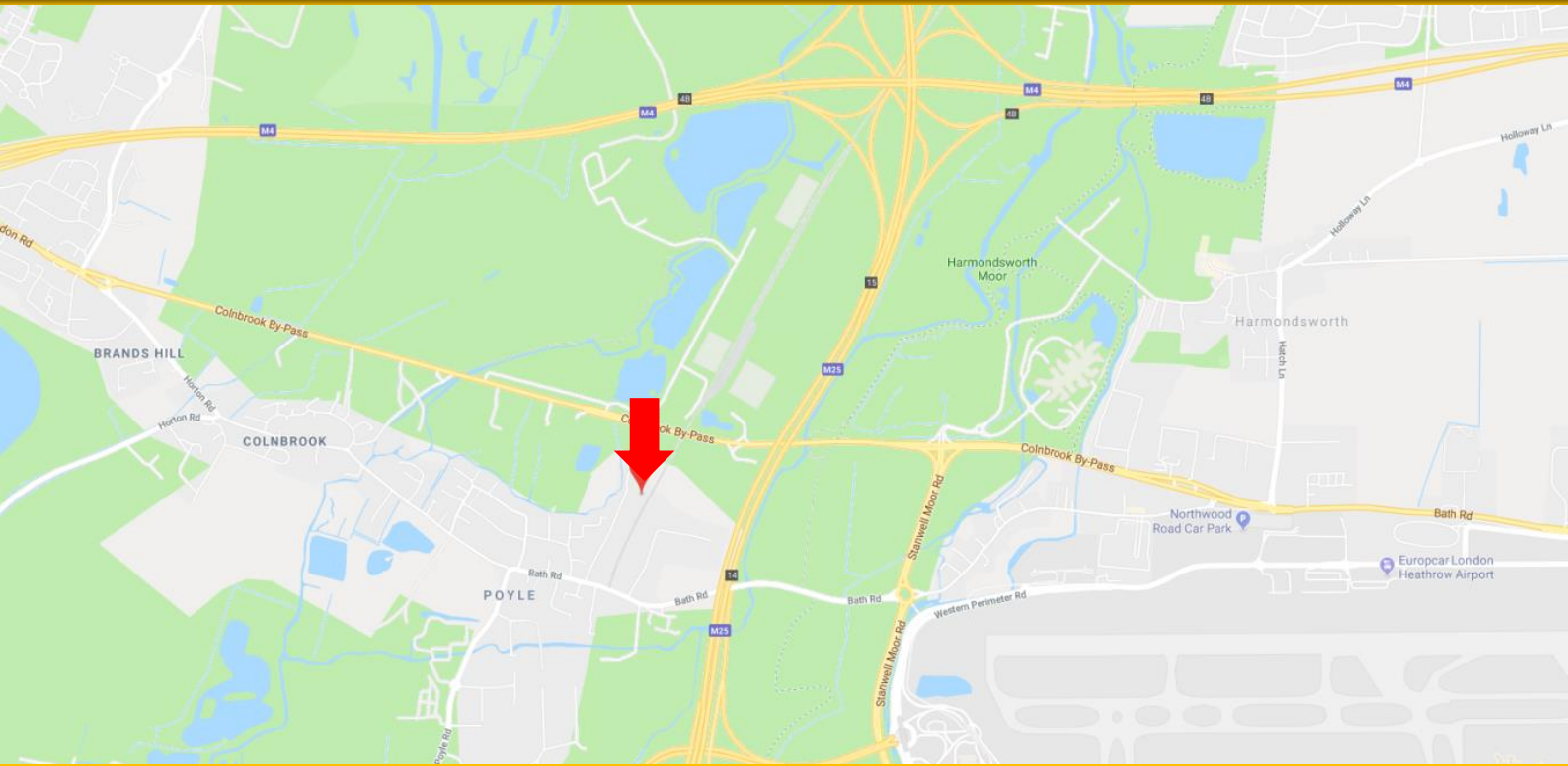
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Warehouse	210.94	2,270
First	Internal storage	82.54	888
Total		293.48	3,158

LOCATION

Colnbrook is under Slough borough in Berkshire. Heathrow airport is 3.3 miles away and journey to central London is 19.4 miles.

The property is ideal for various businesses near Heathrow. The warehouse is near other popular warehouse and other freight operators.



TENURE

Rental £52,000 p.a

BUSINESS RATES

Rateable value £26,250

Interested parties are advised to confirm the rating liability with the Local Authority on; 01753 772220.

EPC

D – (76) – Certificate available upon request

VAT

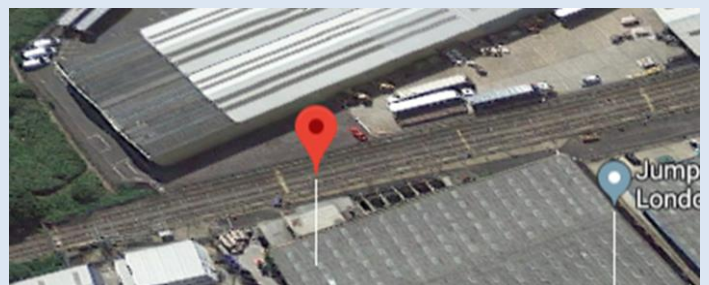
To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal 0208 569 8500
E-mail: Harry@monarchcommercial.co.uk

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