

# 469 COLNDALE ROAD

COLNBROOK, POYLE, SL3 0HQ



## NEWLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT TO LET 6,175 SQ FT (573.67 SQ M)

### SUMMARY



Generous  
Loading/Parking



Lighting provided  
in the warehouse



Electric  
shutter door



Heathrow cargo  
terminal 3 miles



M25 (J14)  
1 mile



M4 (J5)  
3.5 miles





# LOCATION

The premises are located on Colndale Road in Poyle, at the heart of a well-established industrial area, serving both Heathrow Airport and West London, with easy access to the major motorway network.



## SPECIFICATION

A detached portal frame industrial / warehouse premises, with approx. 5.4m eaves, electric roller shutter door, ground floor offices and loading yard with car parking to the front. The warehouse and offices are newly refurbished to a high standard throughout.

DESCRIPTION	SQ FT	SQ M
WAREHOUSE/ OFFICES	6,175	573.67

## AMENITIES

- 5.4m eaves height approx
- 3 phase power
- Electric roller shutter door
- Warehouse lighting
- Ground floor offices with electric mounted heaters and perimeter trunking
- Good natural daylight
- Male/Female WCs
- Extensively Refurbished
- Generous Loading/Parking



### RENT

Available on request

### LEGAL COSTS

Each party to bear their own legal costs

### EPC RATING

This property has been graded as 90 (D)

### TERMS

Upon Application



020 8759 4141

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