

CARGO



AUGUSTINE CLOSE, OFF BLACKTHORNE RD, POYLE, SL3 0ER

MODERN INDUSTRIAL / WAREHOUSE
FACILITY AT HEATHROW

COMPREHENSIVELY REFURBISHED
80,792 SQ FT (7,506 SQ M) TO LET

WWW.CARGO777.CO.UK

7 Reasons

There are many, many reasons why Cargo777 makes a unique headquarters opportunity. To see for yourself, please do arrange a viewing. In the meantime we've distilled them down into 7 fitting reasons...







1 Unique Headquarters Facility

The property presents the opportunity to occupy a unique headquarters facility with high quality 3 storey office accommodation fronting onto Blackthorne Road.

ACCOMMODATION	SQ FT	SQ M
WAREHOUSE	62,410	5,798
OFFICES	18,094	1,681
SECURITY HUT	288	27
TOTAL	80,792	7,506

Measured on a GEA basis.



2 Stunning Refurbishment



The recent refurbishment is of the highest quality and presents as good as new. The reception design provides an occupier and their visitors with an unrivalled sense of arrival. The office space is fully air conditioned with raised floors and benefits from a 2.85m floor to ceiling height. The warehouse has excellent natural light as well as energy efficient LED lighting.

Office Specification

- Fully air conditioned
- Suspended ceiling with metal ceiling tiles
- Full access raised floors
- 2.85m floor to ceiling height
- Impressive atrium reception
- 8 person passenger lift

Warehouse Specification

- 8.5m minimum clear height rising to 11.3m to apex
- 4 dock level loading doors
- 3 ground level loading doors
- 50kN/m2 floor loading
- B1c, B2 and B8 unrestricted use
- Fire/smoke screen and vents
- Approximately 7,200 pallet positions

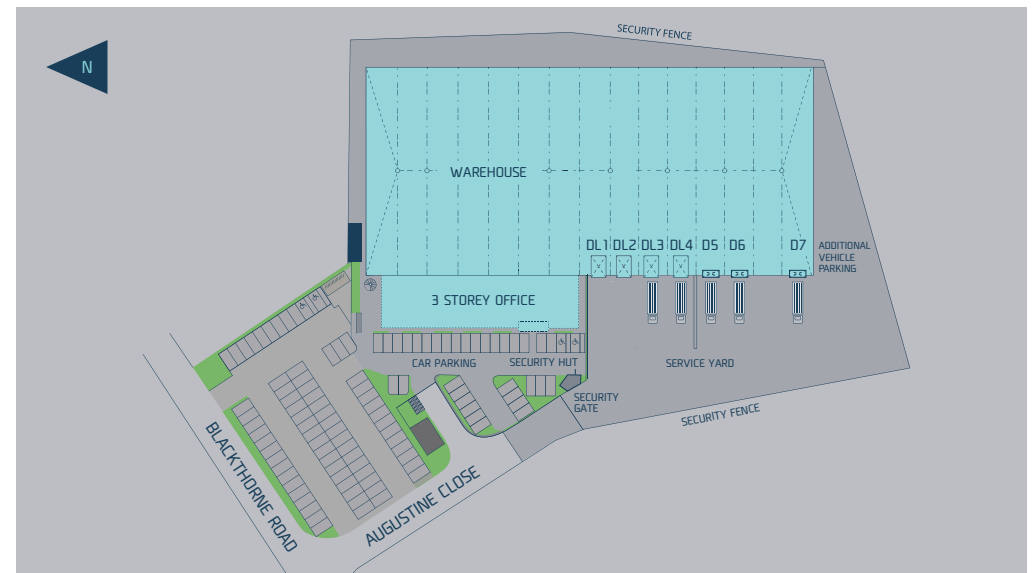




3 Site Features

The car park provides 110 spaces with two separate access points from Blackthorne Road. The yard is accessed separately via the secure gate and gatehouse. There are 4 dock and 3 level access loading doors accessed via a generous yard. The warehouse provides 8.5m clear height rising to 11.75m at the apex.

- Self-contained, fully fenced and secure site
- Security gatehouse
- Attractively landscaped
- 110 on site car parking spaces available
- Floodlit and gated yard



Maps not to scale - for identification purposes only.



4

Flexibility

LaSalle Investment Management is one of the UK's major industrial/warehouse owners.

They take a proactive approach to managing their assets and working with their customers. The building is available on flexible lease terms to suit an occupier's needs.

As the site is self-contained there is no service charge payable.





5

Security

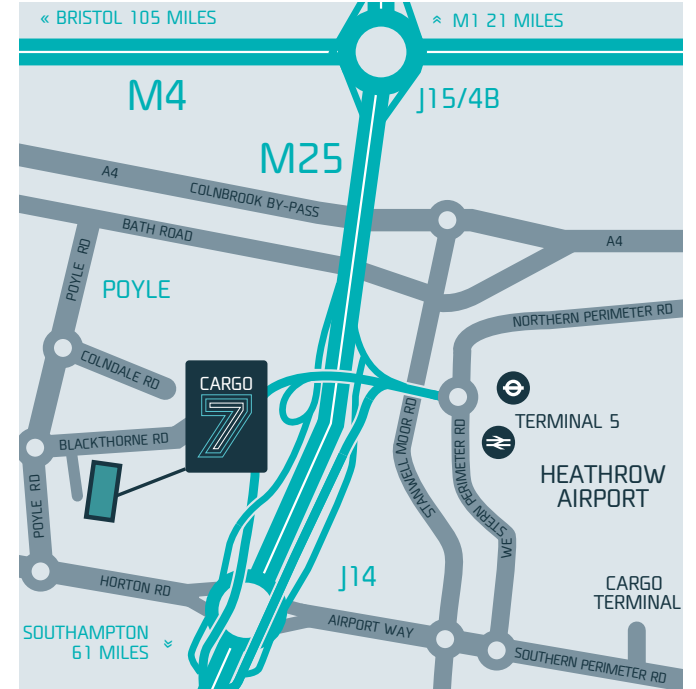
A gate house sits between the car park and yard entrance allowing security guards to monitor and control vehicle movements. The car parking and loading yard are fully fenced and provide a secure self-contained site.

6

Established Location

Poyle is a long established industrial and logistics centre to the west of Heathrow, providing occupiers with easy access to the Airport Cargo Terminal, Heathrow Terminal 5 and to the motorway network.

Poyle is home to established businesses such as DHL, UPS, HCH, UTC Aerospace and Kintetsu World Express.



Maps not to scale - for identification purposes only.





Quick Access

Cargo 777 is exceptionally well connected. J14 of the M25 is situated less than a mile from the property with J4B of the M4 and Heathrow Cargo Terminal only 2.5 miles to the north and east respectively.

DRIVE TIMES

CRITICAL DISTANCES	APPX DRIVE TIMES	MILES
M25 JUNCTION 14	3 MINS	0.8
CARGO TERMINAL	10 MINS	2.3
M3 JUNCTION 2	17 MINS	6.1
M40 JUNCTION 1	16 MINS	7.4
CENTRAL LONDON	50 MINS	19.9

SOURCE: GOOGLE

SAT NAV: SL3 0ER



EPC
B 36

BUILDING TOUR
To view the flythrough video visit
www.cargo777.co.uk/the-film/



TERMS
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The LaSalle logo, featuring three stylized vertical ovals followed by the word "LaSalle" in a serif font and "INVESTMENT MANAGEMENT" in a smaller font below it.

LaSalle
INVESTMENT MANAGEMENT®

A circular logo with a stylized "C" inside, followed by the text "View this property on COMPLETELY TRADE & INDUSTRIAL.co.uk".

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