

To Let

Unit 11 Blackthorne Crescent, Colnbrook, Poyle, Berkshire, SL3 0DA

13,644 sq ft (1,267.57 sq m) NIA

- 6m eaves height
- Dedicated yard
- 3 Phase power
- 23 car parking spaces
- Gated entrance with security guard



Location

Poyle is an established prime airport location situated to the west of Heathrow Airport, just off the junction 14 of the M25 motorway. The location provides excellent access to the motorway network as well as dual carriageway access to Heathrow Airport via the A3113, Airport Way.

Blackthorne Point forms part of the established Poyle Industrial Area and includes numerous high profile distribution companies such as DHL, UPS, HCH and Honda.

Travel Distances

Location	Miles
M25 J14	0.8
Heathrow Cargo Terminal	2.5
M4 J4B	2.9
Heathrow Terminal 5	3.0

Description

Unit 11 is a modern unit forming part of the Blackthorne Point Estate. The building is of steel portal frame construction with 2-storey offices and loading facilities. The offices are fitted to a secure, modern specification and WC facilities are located at ground and 1st Floor levels. The unit benefits from electricity operated roller shutter security screens on the windows and the estate is manned by an out of hours security guard at a gated entrance. Unit 11 benefits from 2 loading doors, Externally there is parking for circa 23 cars and a large shared yard with ample room for loading and vehicle turning.

Accommodation

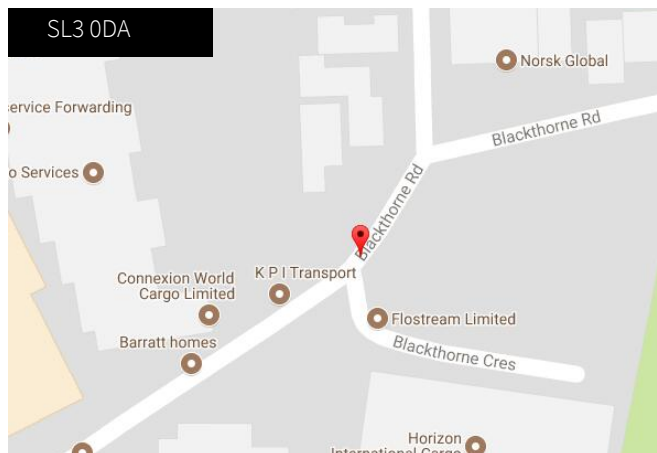
Gross Internal Measurements	Sq ft	Sq m
Warehouse	9,576	889.60
Ground Floor Low Height Storage	2,067	192.00
First Floor Offices	2,021	187.80
Total	13,664	1,269.40

EPC

Available upon request.

Rent

Available on Request



Contacts

JLL

Tom Lowther

+44 (0)207 087 5374

Tom.Lowther@eu.jll.com

JLL

Melinda Cross

+44 (0)208 283 2591

Melinda.Cross@eu.jll.com

DTRE

Richard Harman

020 3328 9089

richard.harman@dtre.eu

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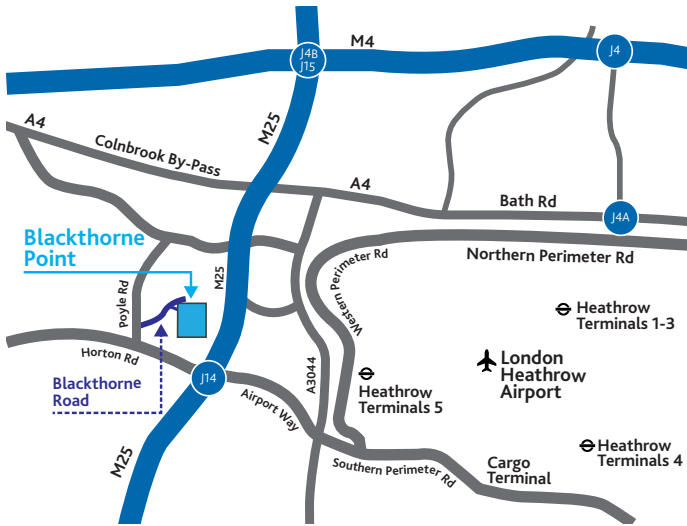
To Let

Unit 11

Blackthorne Point Poyle, Heathrow SL3 0DA

Warehouse/ Light industrial unit | Flexi-space
13,664 sq ft | 1,269.4 sq m



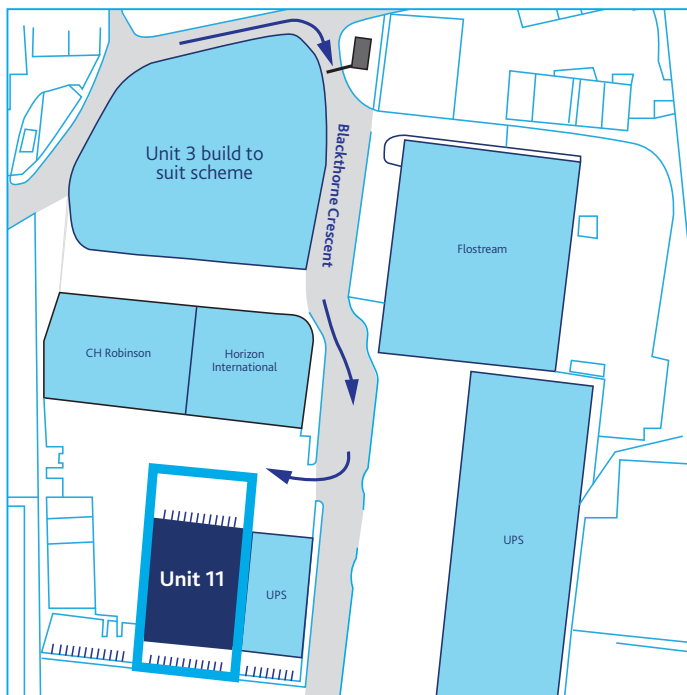


Key travel distances

M25 J14	Heathrow Cargo Terminal	M4 J4B	Heathrow Terminal 5
0.8 miles	2.5 miles	2.7 miles	3.3 miles

Blackthorne Point

Blackthorne Point is a multi-let logistics park located in West Heathrow, within Poyle, an established industrial location with quick access to the immediate motorways (M25 and M4) and Heathrow Airport. The excellent infrastructure network, access to global markets, public transport routes, skilled labour supply and local amenities (Hilton, Holiday Inn, Travelodge hotels) have encouraged a variety of international companies to the area: DHL International, UPS, AmWorld and Uniserve.

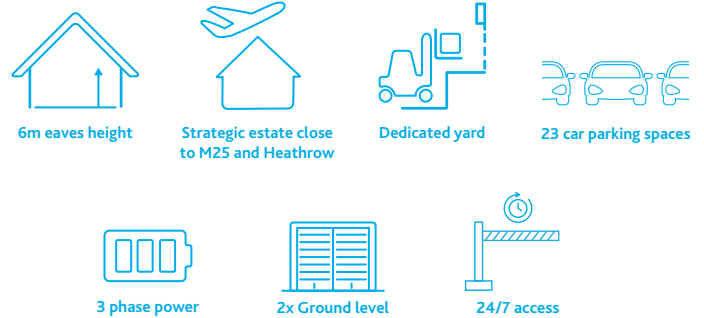


Unit 11 - the opportunity

Unit 11 is a modern and flexible industrial warehouse, forming part of the Blackthorne Point Estate, a market leading safe and secure multi-let estate. The estate is home to UPS, CH Robinson, Horizon International and more recently Flostream.

You can find more information at www.blackthornepoint.co.uk

Key features of Unit 11



Energy Performance Certificate

Rating C

Leasing Terms

The unit is available on flexible lease terms to be agreed

Accommodation	sq ft	sq m
Ground Floor Warehouse	9,576	889.6
Ground Floor low height storage	2,067	192.0
First Floor Offices	2,021	187.8
Total	13,664	1,269.4
Gross Internal Measurements		



For more information or to arrange a viewing please contact:



Jake Huntley
Jake.Huntley@dtre.com
020 3328 9103

Richard Harman
Richard.Harman@dtre.com
020 3328 9089

Adam Creighton
Adam.Creighton@eu.jll.com
020 8283 2522

Melinda Cross
Melinda.Cross@eu.jll.com
020 8283 2591