

# To Let

**453 Colndale Road, Colnbrook, Poyle, Berkshire,  
SL3 0HQ**

7,425 sq ft (689.80 sq m) GEA

- TO BE REFURBISHED
- WITH LARGE SECURE SHARED YARD
- Heathrow Cargo Terminal - Approx. 3 miles
- M25 (J14) - Approx. 1 mile
- M4 (J4B) - Approx. 3.5 miles



## Location

The premises is 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.

Heathrow Cargo Terminal - Approx. 3 miles

M25 (J14) - Approx. 1 mile

M4 (J4B) - Approx. 3.5 miles

## Specification

A semi-detached portal frame industrial / warehouse premises, with approx. 5.4m eaves, electrical roller shutter door, ground floor offices, and a secure fenced and gated loading yard with car parking to the front.

The warehouse and offices are to be refurbished to a high standard throughout - see Specification below for further details.

## Specification

- 5.4m Eaves Height Approx
- 3 Phase Power
- Electric Roller Shutter Door
- Warehouse Lighting
- Painted Warehouse Floor and Walls
- Ground Floor Offices and Electric Wall Mounted Heaters and Perimeter Trunking
- Good Natural Daylight
- Male / Female WCs
- Secure Fenced and Gated Yard

## Accommodation

Description	sq ft	sq m
Warehouse	7,425	699
Offices		
<b>Total</b>	<b>7,425</b>	<b>699</b>

## Legal Costs

Each party to bear their own legal costs.

## Terms

Upon application

## 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

### Dowley Turner Real Estate

#### Jamie Catherall

+44 (0)20 3328 9097

jamie.catherall@dtre.eu

### Dowley Turner Real Estate

#### Jake Huntley

020 3328 9103

jake.huntley@dtre.eu

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