

# To Let

## Units 15 & 16, Blackthorne Crescent, Poyle, Heathrow, SL3 0QR

1,019 to 2,038 sq ft (94.67 to 189.34 sq m) GIA

- Established prime airport location, situated to the west of Heathrow Airport, just off Junction 14 of M25
- Available individually or as a combined unit
- Good parking and loading facilities



## Location

Poyle is an established prime airport location situated to the west of Heathrow Airport, just off 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 Crescent forms part of the established Poyle Industrial Area and includes numerous high profile distribution companies such as DHL, UPS, HCH and Davies Turner.

## Amenities

- 1 loading door per unit
- Good parking provisions
- 24/7 Access

## Travel Distances

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

## Terms

The units are available individually or combined by way of a new FRI lease on terms to be agreed

## Accommodation

Accommodation	Sq ft	Sq m
Unit 15	1,019	94.67
Unit 16	1,019	94.67
<b>Total:</b>	<b>2,038</b>	<b>189.34</b>

## EPC

This property has been graded as 83 D.

## Rent

Available on Request



## Contacts

### Joe Jenkins

+44 (0)208 283 2539

Joe.Jenkins@eu.jll.com

### Sarah Downes

+44 (0)208 283 2525

sarah.downes@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.