

# To Let

**Unit 8, Trident Industrial Estate, Blackthorne Road,  
Poyle, Colnbrook, SL3 0AX**

7,305.50 sq ft (678.70 sq m) GEA

- To be refurbished
- Established Heathrow location
- 24/7 access
- 6m eaves



## Location

Trident Industrial Estate is one of Heathrow's well known / established industrial estates within the Poyle area, located approximately 0.5 miles from Junction 14 of the M25 which in turn provides easy access to the M4 Junction 4b. Heathrow International Airport and Cargo Terminal are only one mile to the East providing unrivalled access to the Airport.

## Description

Unit 8 is a mid-terrace unit of steel portal frame construction with brick construction to low level and profile cladding to the upper level. The unit is to be extensively refurbished throughout but benefits from 6 metre minimum eaves height, first floor office accommodation, an electric up and over loading door and a covered loading bay. Externally the unit benefits from good parking and loading facilities.

## Terms

The accommodation is available by way of a new lease on FRI terms to be agreed.

## Accommodation

	Sq ft	Sq m
Warehouse	6,187	574.79
First Floor Office	756.50	70.28
Covered loading	364	33.82
<b>Total GIA</b>	<b>7,305.50</b>	<b>678.89</b>

## EPC

Available upon request.

## Rent

Available on Request



## Contacts

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