

To Let

1 Poyle Technology Centre, Willow Road, Poyle, Colnbrook, Slough, Berkshire, SL3 0DP

2,563 sq ft (238.11 sq m) GEA

- NEWLY REFURBISHED
- WITH PURPOSE BUILT OFFICES
- 6 CAR PARKING SPACES
- PRIME LOCATION IN CLOSE PROXIMITY TO HEATHROW AIRPORT, M25 AND M4 MOTORWAYS



Location

Poyle Technology Centre is located on Willow Road within the established Poyle Industrial Estate to the west of Heathrow Airport. The unit benefits from excellent transport links with Junction 14 of the M25 approximately 1 mile away and Junction 5 of the M4 being approximately 3 miles to the west.

Description

Poyle Technology Centre comprises 8 modern industrial / warehouse units arranged over two separate terraces. The units are of steel portal frame construction with part brick / part profile clad elevations beneath an insulated pitched roof. The units also benefit from purpose built offices arranged over ground and first floors.

Accommodation

	Sq ft	Sq m
Warehouse	1,691	157.09
Ground Floor Office	436	40.51
First Floor Office	436	40.51
Total GEA:	2,563	238.11

Amenities

WAREHOUSE

- 4m clear height rising to 6m
- Full height roller shutter doors
- Gas connection
- 3 phase power
- Lighting provided

OFFICES

- Suspended ceilings with recessed lighting
- Gas fired central heating
- Carpeting
- Male / Female WCs
- Dedicated parking (see Site Plan)

Terms / Legal Costs

The unit is available on a new full repairing and insuring lease.

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

Available upon request.

Rent

Available on Request

Business Rates

Available upon request

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.



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