

UNIT 3 TO LET

2,499 ft² (233 m²)



PRIME HEATHROW
LOCATION



A4, M4 & M25 IN
CLOSE PROXIMITY



FULLY
REFURBISHED



www.ipif.com/viscount

MODERN WAREHOUSE UNIT TO LET

VISCOUNT INDUSTRIAL ESTATE
HORTON ROAD, POYLE, HEATHROW, SL3 0DF

IPIF



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 A3113, Airport Way. Viscount Industrial Estate forms part of the established Poyle Industrial Area which includes numerous high profile distribution companies such as DHL, UPS, HCH, SIS and Davies Turner. Poyle is very popular with air related businesses, warehouse and freight operators.

Viscount Industrial Estate is prominently located with roadside frontage on the Poyle Roundabout where Horton Road meets Poyle Road (heading to A4 Colnbrook bypass) and Stanwell Road (heading to Datchet and Windsor) on a very busy thoroughfare with a lot of passing traffic.

DESCRIPTION

Unit 3 is a modern industrial / warehouse unit of steel portal frame construction with part brick / profile clad elevations beneath an insulated pitched roof. Benefiting from purpose-built offices, a full height loading door with allocated parking to the front and rear with a large shared yard. The unit has been extensively refurbished throughout.

SPECIFICATION

- Fully refurbished
- 5.7m clear eaves height
- Full height loading door
- Fully fitted offices
- Warehouse LED lighting
- Three phase electricity and gas supply
- Male & female WCs
- Allocated parking to front and rear
- Large shared yard to rear
- 24/7 unrestricted access with roadside frontage

ACCOMMODATION

Accommodation comprises the following gross external areas:

UNIT 5	FT ²	M ²
Ground Floor Warehouse	1,987	185
First Floor Office	512	48
TOTAL	2,499	233

LEASE TERMS

The units are available on a new full repairing and insuring lease.

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.

LEGAL COSTS

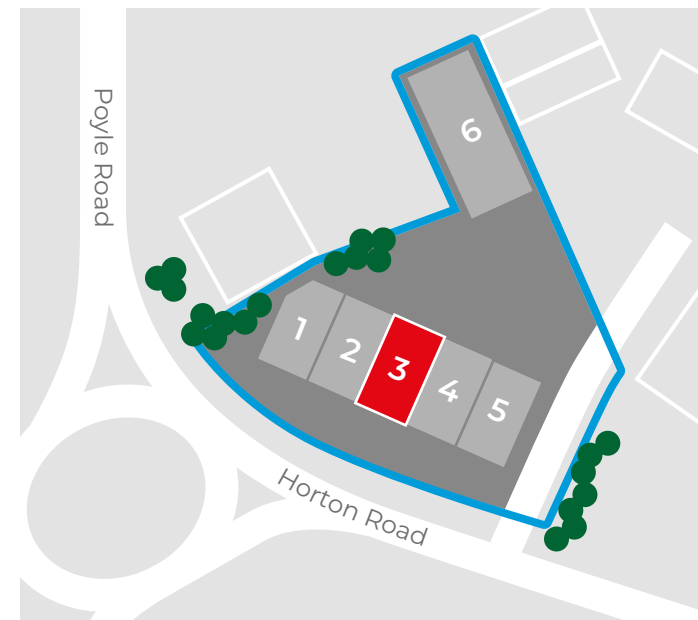
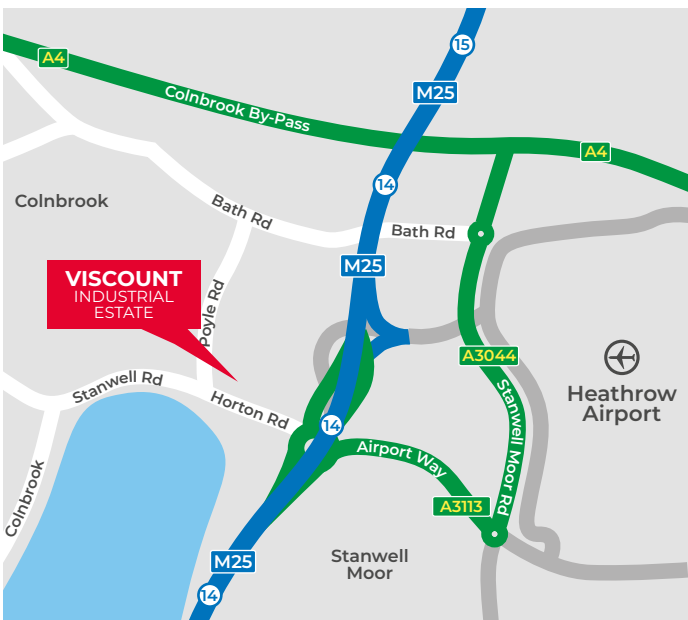
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the Landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Tom Lowther
tom.lowther@jll.com
07730 091 550

Thomas Bond
thomas.bond@jll.com
07709 500 397