

To Let

Rare Opportunity to Occupy Warehouse Premises in Prime Heathrow Location less than 1 Mile Away for M25 (J14)

- Corner Plot
- Clear Eaves 3.047m
- Electric Loading Door 3.1m (W) x 2.78m (H)
- Purpose Built First Floor Offices
- 3 Phase power & Gas
- Side Loading Suitable for HGV Deliveries (Max Yard Depth 9.55m)
- Parking for 14 Cars Approx

Airport House 1 David Road, Poyle, Heathrow, SL3 0DB

5,437 sq ft 505.11 sq m

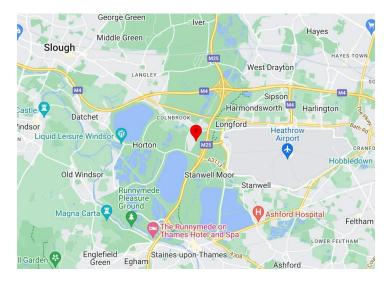
Reference: #188361



Airport House

1 David Road, Poyle, Heathrow, SL3 0DB





Summary

Available Size	5,437 sq ft / 505.11 sq m
EPC	EPC exempt - Currently being constructed or
	undergoing major refurbishment

Accommodation

Compromising the following GEA Floor Areas. Airport House also benefits from a lean to extension extending 932 sq ft providing further storage accommodation for which no additional rent is payable.

Description	sq ft	sq m
Warehouse / Ancillary	4,947	459.59
Offices	490	45.52
Total	5,437	505.11

Description

The premises comprise an industrial / warehouse unit of steel truss construction with brick elevations beneath a pitched roof. Access to the warehouse is gained via an electric roller shutter door serviced by a dedicated loading bay. Ancillary office accommodation with gas central heating is located on the ground and first floor fronting David Road. The unit benefit 3 phase power, a max height of 5.87m and ample parking

Location

The property is located at the start of David Road within the Poyle Industrial Estate, accessed via Blackthorne Road, Junction 14 of the M25 is approximately 1 mile away with Junction 5 of the M4 being 3 miles to the west. The property is ideally suited to provide excellent access to Heathrow Airport (1 mile) to the west.



Specification

- Clear Eaves 3.047m
- Electric Loading Door 3.1m (W) x 2.78m (H)
- Purpose Built First Floor Offices
- 3 Phase Power & Gas
- Warehouse Lighting
- Double Glazing & Heating
- 2x W/C's & Kitchen
- Rooflights
- Side Loading Suitable for HGV Deliveries
- Max Yard Depth 9.55m
- Parking for 14 Cars Approx.
- Additional Lean To Extension extending 932 sq ft providing further storage accommodation
- To Be Refurbished
- Contact Joint Agents below for further info

Tom Lowther

07730 091550 tom.lowther@jll.com

Thomas Bond

07709 500397 Thomas.Bond@jll.com

Mr Jack Pay (Telsar Ltd)

07411 576 313 jp@telsar.com

Bal Panesar (Telsar Ltd)

01895 819 911 | 07956 212020 bp@telsar.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. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; 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. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London WIB 5NH. Generated by AgentsInsight / Generated on 17/11/2023