



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

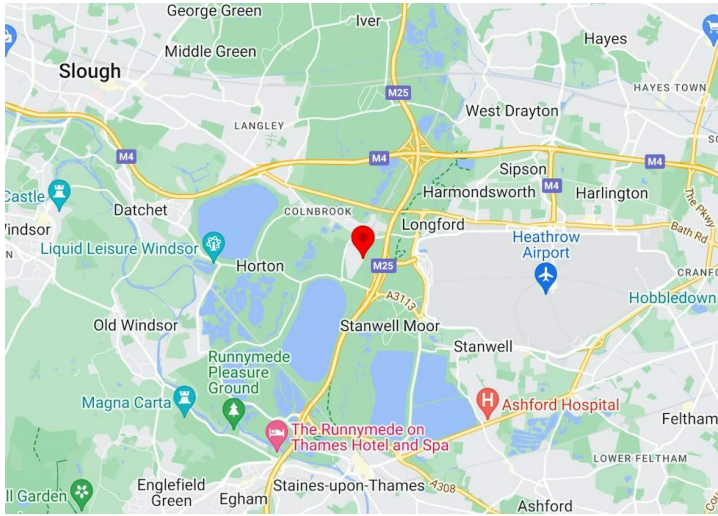
5,437 sq ft

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

Comprising 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

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