



FOR SALE / TO LET **RARE OPPORTUNITY**

Warehouse / Industrial Unit
8545 SQ FT (794 SQ M)

**Unit 5, Air Hub, Poyle Trading Estate,
Poyle Road, Colnbrook, Heathrow
SL3 0AA**

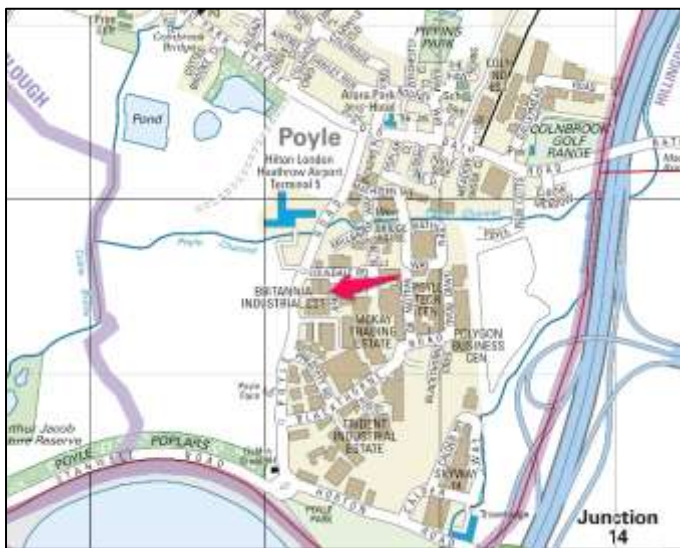
- Mezzanine floor
- Excellent on-site car parking
- Close proximity to all Heathrow terminals
- Maximum eaves height 12.5m



LOCATION

Located 1 mile immediately to the west of Heathrow Airport with easy access to the M25 at Junction 14 and the M4 at Junction 5. Air Hub is in close proximity to all terminals of Heathrow Airport with links available via Airport Way and the North and Southern perimeter roads. The property is ideal for airport related business and freight companies. This area is popular with warehouse and freight operators.

Travel Distances	Miles
Junction 14 M25	0.65
Junction 5 M4	2
Junction 4 M4	2.25
Junction 2 M3 (J12 M25)	5.66
Junction 1A M40	8.2
Terminal 5 LHR	3.2
Terminal 4 LHR	4.11
Terminal 1 LHR	6.57
BA World Cargo	3.3



SAT NAV REF: **SL3 0AA**

DESCRIPTION

Unit 5 Air Hub comprises of a refurbished warehouse/industrial unit of blockwork construction to a pitched roof. The warehouse area is clear-open plan layout with access available via a full height electric roller door via a dedicated loading bay. Ancillary office accommodation is situated on the first and second floor,

AMENITIES

- Refurbished
- Electrically operated roller shutter door
- Dedicated loading bay
- Excellent car parking
- Max Eaves height 12.5m
- Translucent roof panels
- Kitchenette
- All main services including Three Phase Power and mains Gas
- Mezzanine floor
- Refurbished first and second floor offices
- Open planned and cellular offices

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	6,673	619.94
First Floor Office	936	87
Second Floor Office	936	87
Total	8,545	794
Mezzanine	4,983	462

All measurements are based on an approximate gross external area

TENURE

Freehold or Leasehold

PRICING

Freehold Price	Leasehold Price
£1,900,000	£114,000 PA

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the local rating authority to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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