

NEWLY REFURBISHED

Unit 18, Britannia Industrial Estate

Poyle Road, Slough, SL3 0BH

Industrial / Warehouse Unit

6,381 sq ft

(592.81 sq m)

- Minimum eaves height 5.16m rising to 7.55m
- 3 Phase power & gas
- Allocated parking
- Covered loading bay
- Full height loading door (w:3.61m h:4.75m)
- Translucent roof panels
- LED lighting
- Concrete floor
- 24/7 access

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Summary

Available Size	6,381 sq ft
Rent	£130,000.00 per annum
Business Rates	Interested parties are advised to contact Slough Borough Council to confirm this figure
Service Charge	Approx. £4,600.15 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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. Britannia Industrial estate 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.

Description

The estate comprises 20 refurbished units divided into 4 terraces. Unit 18 has been constructed using a steel portal frame with a new roof, access to the open plan warehouse is via an electric full height roller shutter door serviced by a dedicated covered loading bay. Ancillary office accommodation is located on the first floor, with the unit benefitting from 3 phase power, a max height of 7.55m and allocated parking to the front of the unit.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

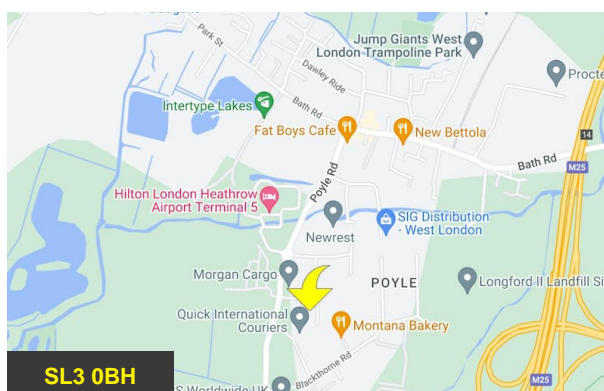
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	5,649	524.81
First Floor Offices	732	68.01
Total	6,381	592.82

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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