



Airport House

1 David Road, Poyle, SL3 0BH

**Industrial / Warehouse Unit with
Ample Parking Provisions**

5,437 sq ft

(505.11 sq m)

- Corner plot unit
- Clear eaves 3m rising to 5.87m
- 3 Phase power & gas
- Approx. 14x allocated parking
- Electric loading door
- Loading bay
- Yard depth of 9.55m
- WC's & Kitchenette
- Additional storage of 932 sqft
- Ground & first floor ancillary office accommodation

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Summary

Available Size	5,437 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact Slough Borough Council to confirm this figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Forming part of the well established Poyle Industrial Estate immediately to the West of Heathrow, Airport House is located on the corner of David Road accessed via Blackthorne Road. J14 of the M25 is less than a mile away and has excellent access to Heathrow's Cargo Terminal located approximately 3 miles away via the A3113.

Poyle Industrial Estate is typically home to freight forwarders and airport related occupiers given its immediate proximity to the Airport.

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.

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.

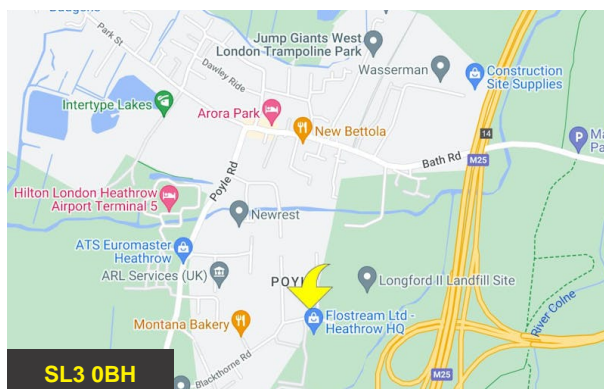
Description	sq ft	sq m
Ground Floor Warehouse	4,947	459.59
First Floor Offices	490	45.52
Total	5,437	505.11

VAT

All prices are subject to VAT.

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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