



A brand new carbon neutral
warehouse / industrial unit
with self contained secure yard
Available for immediate occupation



Blackthorne Road /
Prescott Road
Poyle, Heathrow SL3 0DU

30,102 sq ft 2,796 sq m
TO LET

www.poylepoint.co.uk

A brand new exciting carbon neutral development in a key West London location



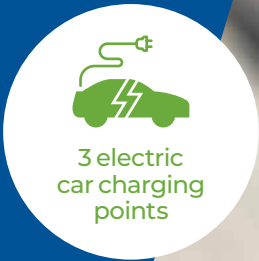
Net Carbon Zero development



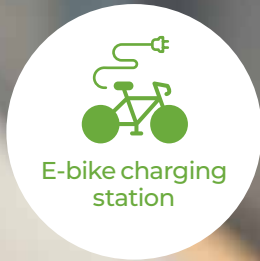
SUSTAINABILITY CREDENTIALS



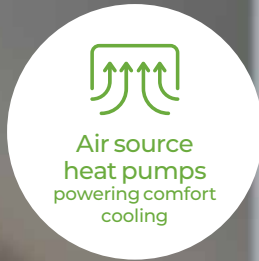
EPC A+



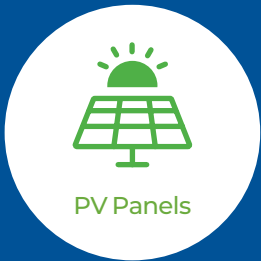
3 electric car charging points



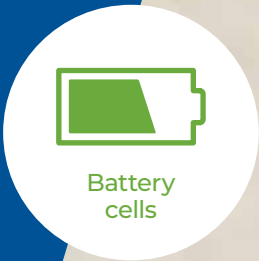
E-bike charging station



Air source heat pumps powering comfort cooling



PV Panels



Battery cells



BREEAM excellent



Staff welfare facilities



26,792 sq ft
warehouse




10 m eaves



4 level access
loading doors



Separate parking
and loading
areas



182 kVa power
capacity



Grade A open
plan offices



50 kn/m² floor
loading



Large secure yard
(30m depth)



24 parking
spaces



Comfort
cooling

Available for
immediate
occupation

Accommodation

	sq ft	sq m
Warehouse	26,792	2,489
First floor offices	3,310	307
Total	30,102	2,796

*Gross External Area



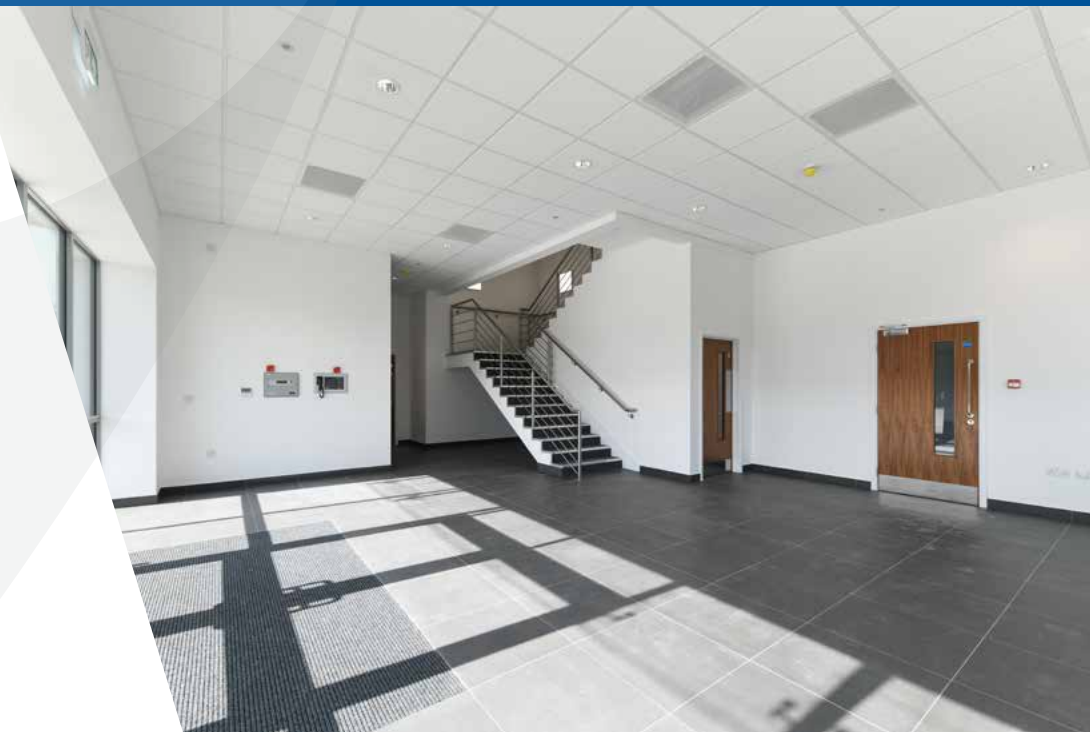
Not to scale. Plan show indicative parking and entrance configurations only.

PLANNING / USE PERMISSIONS

- B8 (storage and distribution)
- Unrestricted 24/7 access

TERMS

A detailed financial proposal is available upon application







HEATHROW TERMINAL 5

M25

J14

AVAILABLE SEPARATELY

1



2

BLACKTHORNE ROAD

PRESCOTT ROAD

POYLE ROAD



LOCATION

Poyle Point is located on the corner of Prescott/Blackthorne Road in Poyle, an established warehouse, distribution and industrial area to the west of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junction 4B of the M4, while Heathrow's Cargo Terminal is within 3 miles.

Horton Road is on Bus Route 81 from Hounslow to Slough.

In addition, the location benefits from a range of hotels including the T5 Hilton, Holiday Inn and Travelodge. These attractive amenities, labour supplies, and the growth of Poyle have encouraged a variety of international distribution companies to strategically position themselves in the area, including DHL, UPS, Heathrow Cargo Handling and numerous local Heathrow and logistics-related companies.

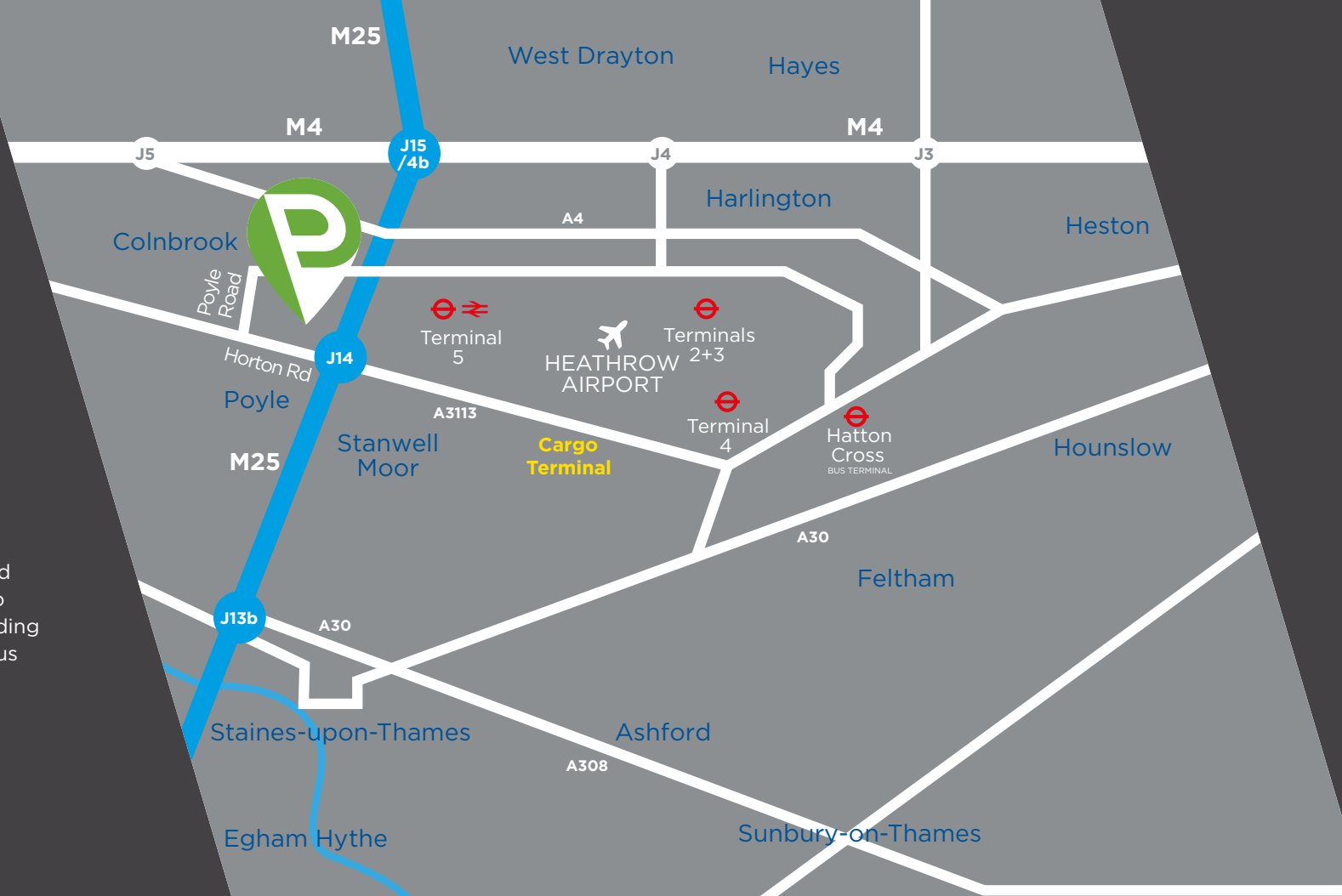
Poyle is therefore considered a premier location for companies looking to benefit from immediate access to the M25/M4 and/or The Cargo Terminal.

TRAVEL DISTANCES

M25 Junction 14	0.8 miles
M4 Junction 5	2.4 miles
Heathrow Airport	2 miles
M4 Junction 4B	3.1 miles
Heathrow Cargo Terminal	3.1 miles

Source: AA routeplanner / Google maps

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Blackthorne Road / Prescott Road, Poyle, Heathrow SL3 0DU

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