

Warehouse / Industrial Unit



01895 813344
colliers.com/uk/industrial

TO LET

**6,381 SQ FT
(592.8 SQ M)**

Unit 18 Britannia Industrial Estate
Poyle Road, Slough, SL3 0BH

- Recently refurbished
- 5.16m eaves rising to 7.55m
- Full height loading door
- Concrete Floor
- Covered Loading
- Allocated parking
- LED lighting
- 3-phase power & gas
- 24/7 site access



Rent available upon application.

Contact Us

Isa Naeem
Senior Surveyor | Industrial & Logistics
Mobile: 07889 432 972
Phone: 01895 457 726
Email: isa.naeem@colliers.com

Contact Us

Stanley Gibson
Graduate Surveyor | Industrial & Logistics
Mobile: 0777 6605378
Email: Stanley.Gibson@colliers.com

Contact Us

Amar Pircha
Telsar
Mobile: 07426 4744670
Email: amp@telsar.com

Unit 18 Britannia Industrial Estate, SL3 0BH

Description

The estate comprises 20 refurbished units divided into 4 terraces. Unit 18 is recently refurbished and has been constructed using a steel portal frame and benefits from a dedicated loading bay with an office to the ground floor and natural lighting through translucent roof panels.

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	5,649	524.8
Ground Floor Offices	732	68
TOTAL	6,381	592.8

EPC

TBC

VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

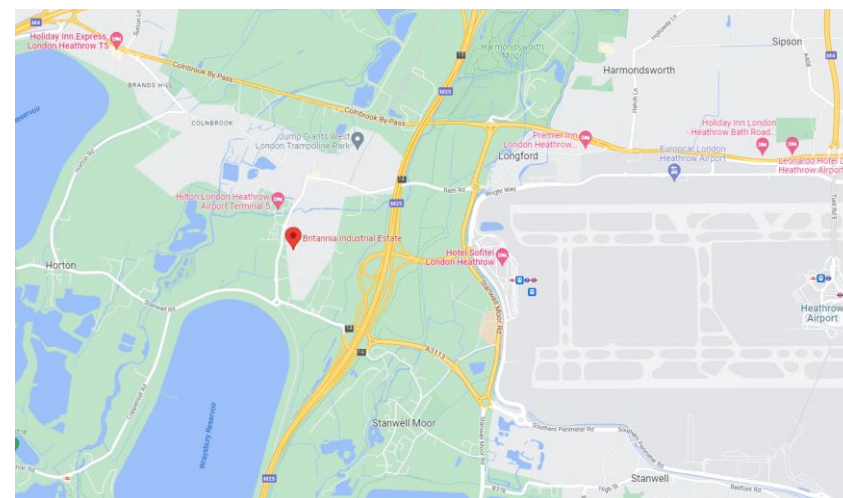
Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

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.



ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. 12/05/2022.