EXTENSIVELY REFURBISHED

UNIT C SKYWAY14 Calder Way | Heathrow | SL3 0BQ



TO LET

MODERN, DETACHED WAREHOUSE UNIT IDEALLY SITUATED FOR ACCESS TO HEATHROW AND THE M25 / M4 MOTORWAY NETWORK







CONNECTIONS

The site is well located for access to the M4, M25, Heathrow Airport and Thames Valley, being situated approximately 300m to the West of the M25.

M25 J14	1.4 miles
M4 J4B	3.3 miles
Heathrow Terminal 5	3.6 miles
Cargo Terminal	3.9 miles
Slough	4.5 miles
Heathrow Terminal 4	4.8 miles
Hatton Cross	5.8 miles
M3 /M25	6.3 miles
Central London	20 miles

LOCATION

Poyle is an established prime industrial location within Heathrow. Unit C Skyway 14 is located nextdoor to the new DHL facility on Horton Road and benefits from excellent connectivity with access to the M25 (J14) (1.4 miles), 3.9 miles from the Cargo Terminal and 20 miles west of Central London.



SPECIFICATION

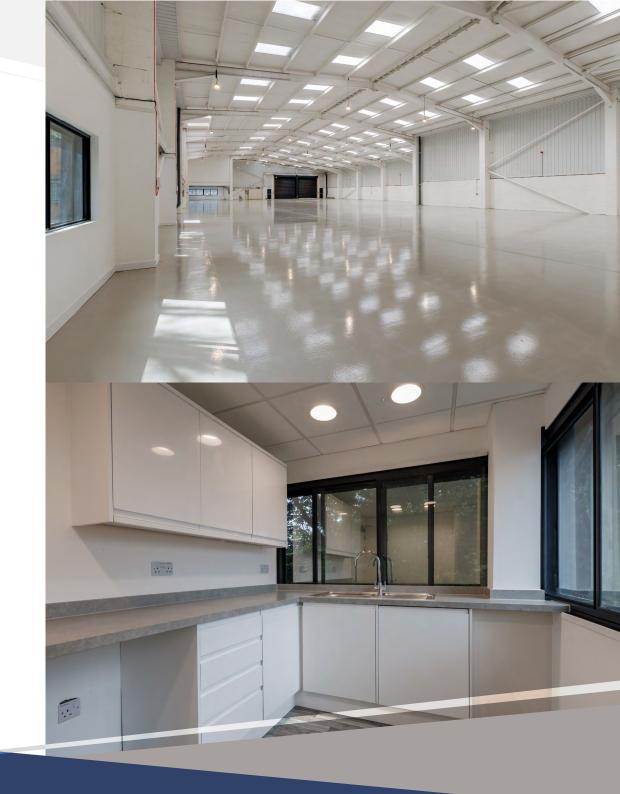
Unit C Skyway 14 has been extensively refurbished to include the following:

- 2 x loading doors (1 dock / 1 level access)
- Clearspan warehouse space & large service yard
- 5.8m eaves height
- 700kva power supply & gas
- New LED lighting throughout
- Newly redecorated offices
- Good WC provision & kitchenette
- EV charging
- Detached industrial / warehouse unit
- Unrivalled access to M25 (J14)
- Established Heathrow location

ACCOMMODATION

	Sqft	Sqm
Warehouse	19,528	1,814.21
Offices	3,608	335.19
Plant	1,009	93.74
TOTAL	24,145	2,243.14

Gross External Areas





TERMS

The accommodation is available on a new full repairing and insuring lease direct from the Landlord.

SERVICE CHARGE

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

RENT

Rent on application.

EPC

Available on request.

BUSINESS RATES

Upon enquiry.

VIEWING

For viewing and further information, please contact the joint sole agents:



Sarah Downes

0208 283 2525 | 07856 003033 sarah.downes@eu.jll.com

Tom Lowther

0207 087 5374 | 07730 091550 tom.lowther@eu.jll.com



Jake Huntley

020 3328 9103 | 07765 154 211 <u>Jake.huntley@dtre.com</u>

Charlie Wing

020 3328 9113 | 07483 068 030 Charlie.wing@dtre.com

Maddie Moriarty

020 3328 9120 | 075 4558 2097 Maddie.Moriarty@dtre.com

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