FOR SALE / TO LET

INDUSTRIAL / WAREHOUSE UNIT

RARE FREEHOLD OPPORTUNITY

2,849 SQ FT (264.68 SQ M)

Unit 2, Polygon Business Centre, Blackthorne Road, Colnbrook, Heathrow SL3 0QT

- Prominent Location
- Close Proximity to Heathrow
- Maximum Eaves Height 7.20m
- Open Planned and Cellular Offices

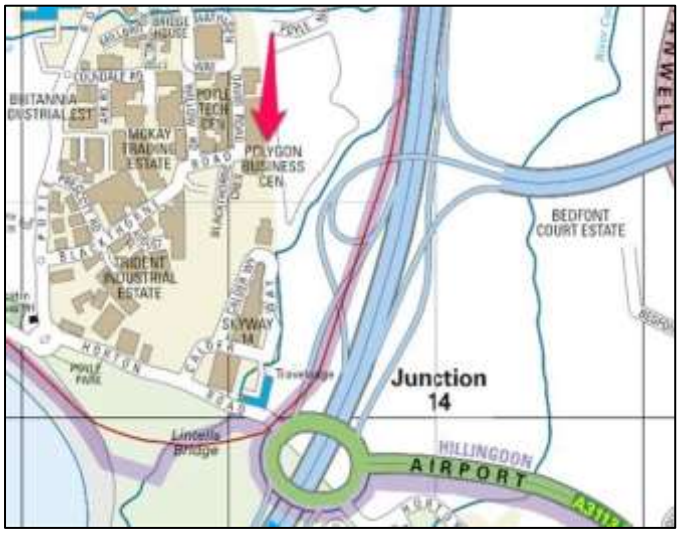
LOCATION

Colnbrook is situated about 11/2 miles north-west of Heathrow Terminal 5 and immediately to the east of Junction 5 of the M4 motorway, access to both being via the A4. The M25/M4 junction is just to the northeast.

The subject property is located off Blackthorne Road in Colnbrook which allows direct access to junction 14 of the M25 linking to the M40 / A40, M4 and national motorway network. Colnbrook itself is a well established Heathrow industrial location and offers close proximity to Heathrow Airport.

TRAVEL DISTANCES

Junction 14 M25	0.85 miles
Junction 15 M4	2.4 miles
Terminal 5 LHR	2.5 miles
Cargo Terminal	2.9 miles



SAT NAV REF: **SL3 0QT**

DESCRIPTION

Unit 2 Polygon is a modern end of terraced warehouse/industrial unit consisting of profile cladding to steel portal frame to a pitched roof. The unit benefits from 7.20m max eaves height, generous parking, loading door and first floor offices.

AMENITIES

- Prominent location
- Generous parking provision
- 2 WC's
- Loading door
- 3 Phase electric*
- Max eaves height 7.20m
- Kitchenette
- Concrete floor
- Florescent strip lighting

Ground Floor Offices

- Open planned and cellular offices
- Suspended ceiling
- Aluminum windows
- Door entry system
- *=Not tested

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse & Ground Floor Office	2,146	199.37
First Floor Offices	703	65.31
TOTAL (GIA)	**2,849**	**264.68**

All measurements are based on an approximate gross internal area

TENURE

Freehold or Leasehold

PRICING

Freehold Price	Leasehold
£780,000	£40,000 per annum

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the local rating authority to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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