

## CLOSE TO THE M25 & TERMINAL 5



## TO LET

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### Warehouse/Industrial Unit

2,584 sq ft (246.83 sq m)

Unit 8

Britannia Industrial Estate

Poyle Road

Colnbrook

SL3 0BH

**Tel: 020 8707 3030**

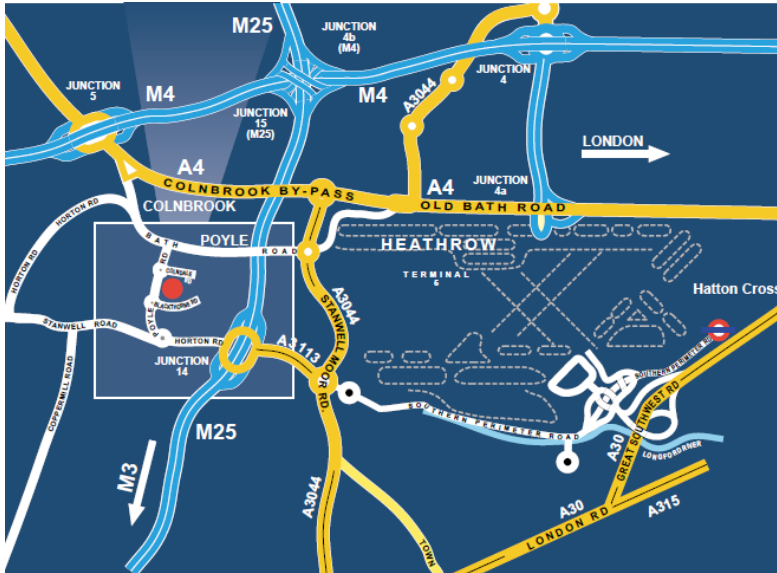
**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

The estate is prominently situated on the Poyle Road in Colnbrook and is a short distance from Junction 14 of the M25 which provides excellent access to the national motorway network. Terminal 5 at Heathrow International Airport is approximately 2 miles to the east.



## Description

Britannia Industrial Estate comprises 20 units arranged into 4 terraces, each being of steel portal frame construction with cladding to the upper parts of the elevations and loading doors to the front. The units benefit from the following amenities:

## Amenities

- Clear eaves height 6m
- Steel portal frame
- Pitched roof with skylights
- 3 phase power
- Allocated parking
- Loading doors
- WCs
- EPC D84

## Terms

The unit is available by way of a full repairing and insuring lease on a term to be agreed. Rent upon application.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

**Simon Cressey**  
**020 8707 3030**

or our joint agents  
Colliers CRE  
Patrick Rosso  
01895 813 344