



RARE FREEHOLD OPPORTUNITY

5-6 Horton Road, Poyle, Heathrow SL3 0DF

16,905 sq ft (GIA)

Detached self-contained
headquarters office/
warehouse building
Part let with income

SUMMARY

- Freehold
- The property is located only 300m from M25 (J14) and a 5 min drive to Heathrow Terminal 5
- Comprises 16,905 sq ft (GIA) of offices and warehouse space arranged over ground and first floors
- Total site area of 0.62 acres
- Good on site parking – 60 spaces
- Part let producing £146,000 per annum*
- Potential for owner occupation
- Asset management opportunities to include letting of vacant space
- Potential for future redevelopment
- Low site coverage of approximately 32%
- Seeking offers in excess of £2.75m

* Service charges included in some rents



300m from M25

5 min Terminal 5

0.62 acres

60 parking spaces

£146,000 pa*

LOCATION

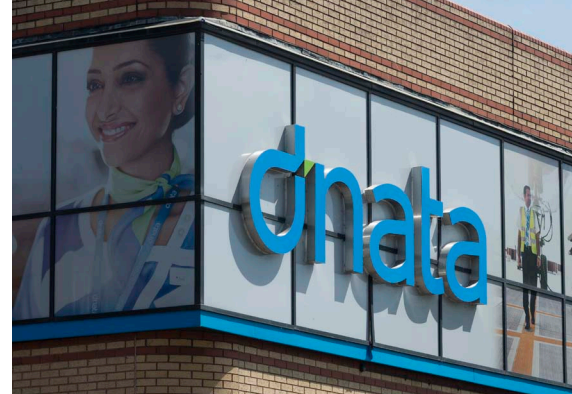
The building is prominently situated on Horton Road, Poyle only 300 metres from Junction 14 of the M25 Motorway and within a mile of Heathrow Terminal 5. The location provides excellent access to the motorway network, Heathrow Airport and Central London.

Heathrow Terminal 5 provides access to the Underground network as well as the Heathrow Express for fast access into Central London.

The end of the proposed third runway at Heathrow Airport will be situated to the north of the building and the existing runways. 5-6 Horton Road and the Poyle Trading Estate are outside the compulsory purchase zone.

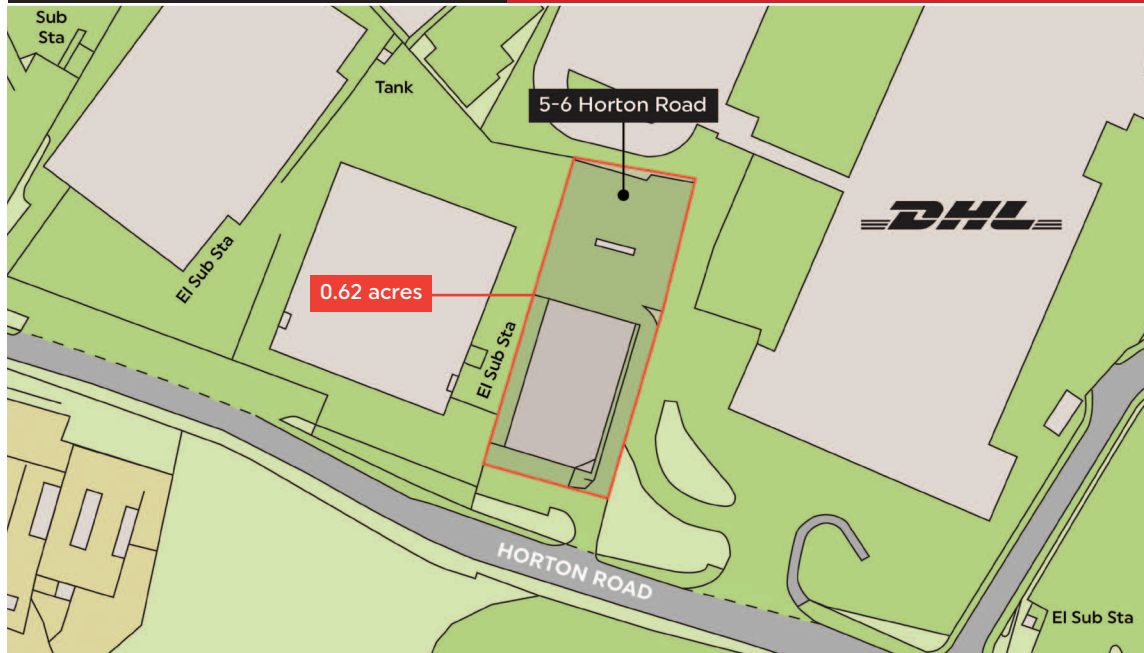
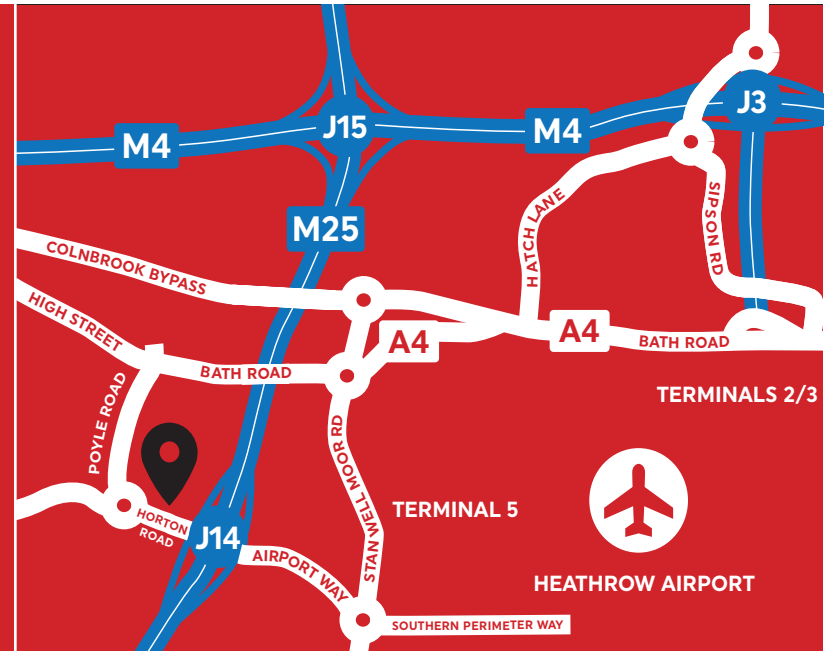
There is a Travelodge hotel within a short walk and The Hilton London Heathrow Hotel on Poyle Road boasts award winning dining and a 24hour fitness centre.

Poyle is home to established businesses including DHL, dnata, UPS and Newrest.



MAPS & SITE PLAN

SAT
NAV:
SL3 0DF



DESCRIPTION

5-6 Horton Road is a modern detached building with brick and glazed elevations constructed in the 1980's. The accommodation is arranged over ground and first floors and extends to 16,905 sq ft (gross internal area). The building occupies a site of 0.62 acres equating to a low site coverage of 32 %. There are 60 marked car parking spaces and a designated loading area to the rear of the building.

The building benefits from an impressive double height reception area with the ground floor comprising 3 warehouse units with rear loading doors. The remainder of the ground floor and the whole of the first floor provide office accommodation which is currently subdivided into a number of suites.

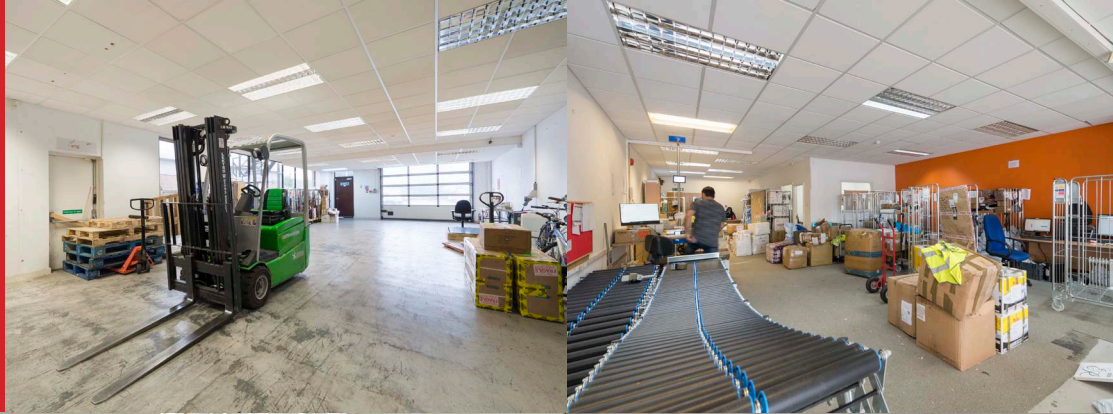


5-6

Horton Road,
Poyle, Heathrow
SL3 0DF



GALLERY



OFFICE AREA



RECEPTION AREA



TENANCY SCHEDULE

Floor	Unit	Unit Type	Tenant Name	Net Internal Area (sq ft) *	Rent PA (psf)	Lease expiry	Break	Car spaces	Comment
Reception				432					
Ground	A	Office suite	Expressair International Ltd	1,263	£19,892.00* (£15.75)	24/03/2018	06/06/2019 Mutual Rolling (6 months' notice)	6	*Inclusive of service charge
Ground	B&E	Warehouse/ office	Hart to Hart Express Ltd	2,436	£29,378.00 (£12.06)	18/04/2021	18/04/2019 Mutual (6 months' prior notice)		Exclusive rent service charge payable £2.88 psf subject to annual RPI uplifts
Ground	C	Warehouse	DTDC Courier & Cargo (UK) Ltd	1,711	£23,868.45* (£13.95)	31/07/2018		5	*Inclusive of service charge
Ground	D	Warehouse	Mex Couriers Ltd	1,697	£25,879.00* (£15.25)	24/03/2021	06/06/2019 Mutual Rolling (6 months' notice)	5	*Inclusive of service charge
Ground	F	Office suite	DTDC Ltd	997	£13,958.00* (£14.00)	31/07/2018		0	*Inclusive of service charge
First	G	Office suite	BDP International Ltd	1,434	£23,661.00 (£16.50)	19/09/2022	06/06/2019 Mutual (6 months' prior notice)	6	Exclusive rent service charge payable £3.50 psf subject to annual RPI uplifts
First	H	Office suite	Vacant	2,402					
First	I	Office suite	Vacant	1,610					
		Car parking	Hart to Hart Express Ltd		£1,500.00			5	Licence
		Car parking	BDP International Ltd		£1,000.00			2	Licence
				13,982	145,987.35				

* Net internal area based on current suite configuration.

EPC

5-6 Horton Road has an EPC rating of D (100).

VAT

The property is elected for VAT . However it is anticipated that the sale of the site will be treated as a Transfer of a Going Concern (TOGC). The Jersey SPV is available by way of separate negotiation.

Proposal

We are instructed to seek offers in excess of **£2.75m**, equating to £163 per sq ft subject to contract and exclusive of VAT for our client's freehold interest.

Contact

For further information or to arrange a viewing, please contact:



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