



COLNBROOK

COLNBROOK RECYCLING FACILITY

2 ACRES

POYLE

M25

J14

HEATHROW AIRPORT

TERMINAL 5

TO LET

SELF-CONTAINED SITE APPROX 2 ACRES

COLNBROOK RECYCLING FACILITY
OLD BATH ROAD, COLNBROOK, SLOUGH, BERKSHIRE SL3 0NT

CURRENTLY
USED AS A WASTE
MANAGEMENT
FACILITY

Location

Colbrook Recycling Facility is situated in a prime Heathrow industrial area strategically located adjacent to the M25 and within 2 miles of Junction 14. The western boundary of the airport is less than a mile from the site and the Central Terminal area is under 4 miles.



Colbrook Recycling Facility
 Old Bath Road,
 Colbrook, Slough,
 Berkshire SL3 0NT

Destination	Miles
M25 junction 14 -	2.0
Heathrow Airport	1.0
Heathrow Terminal 5	3.1



Description

This is a secure site with palisade fencing or walls around the perimeter.

The property is accessed via the road known as Poyle New Cottages through double width gates. The surface is concrete and has two structures: a steel framed open fronted Sorting Hall extending to approx 9,500 sq ft with an eaves height of TBC and a bailing shed extending to approx. 1,700sq ft.



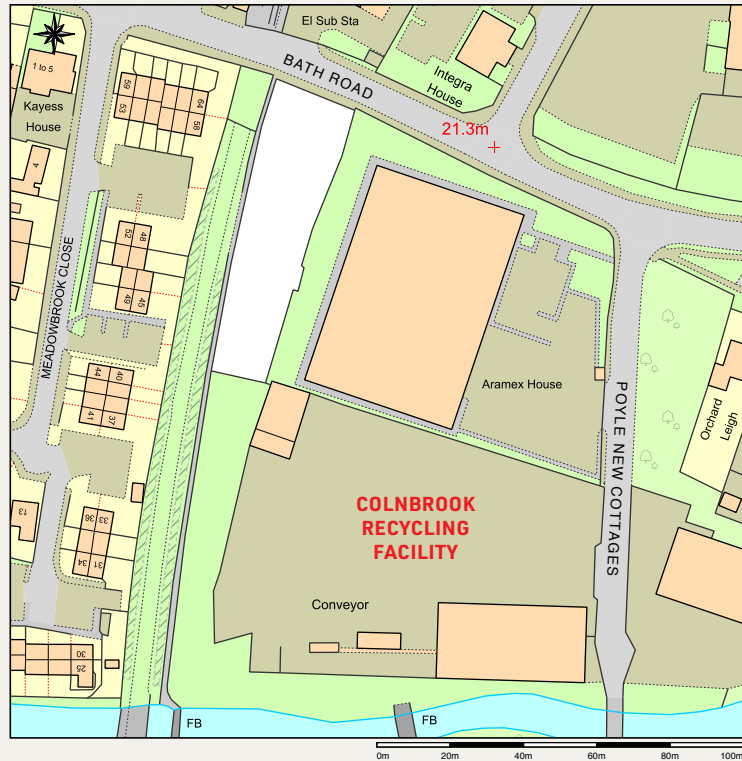
Waste Management Licence

The site is licensed to accept waste (Permitted Wastes under Environment Agency Licence Number EAWML 83444 with a maximum of 152,000 tonnes per year permissible. The site currently receives approximately 1,000 tonnes of material per week.

The licence permits paper, cardboard, plastic, demolition and construction waste, none of which are considered to present a significant odour source especially considering the short dwell time on site. Vehicles can access the site 24/7. The Transfer Site Station operation is limited to the hours of 6.30 am - 6pm, Monday to Friday, and 7-12pm on Saturday.



Details



Planning

The site has planning consent for a 37,000 sq ft warehouse with permission for light and heavy recycling and further external storage.

Services

The site is connected to mains electricity and a mains water supply.

Business Rates

According to the Rating List on the Valuation Office Website the site has a rateable value of £69,000. Based on the current multiplier (51.2p in £) annual rates payable are estimated at £35,328.

Terms

Available on a new lease direct with the freeholder for a term to be agreed.
Rent on application.

Contact

By appointment only through sole agents De Souza



Paul Flannery

dd: 020 8707 3035

m: 07946 422 920

e: paulf@desouza.co.uk

Simon Cressey

dd: 020 8707 3036

m: 07939 129 427

e: simonc@desouza.co.uk

Frank De Souza

dd: 020 8707 3033

m: 07957 695 565

e: frank@desouza.co.uk