



PRE-LET OPPORTUNITY

A BRAND NEW HEADQUARTERS WAREHOUSE FACILITY

DISTRIBUTION POINT, OLD BATH ROAD, COLNBROOK, SLOUGH, BERKSHIRE SL3 0NT

40,224 SQ FT
3,737 SQ M

DISTRIBUTION POINT is a brand new 40,224 sq ft warehouse opportunity on a development site of approximately 1.8 acres. Distribution Point gives an end-user the perfect opportunity to optimize a warehouse to meet their exact requirements.

The unit will comprise a ground floor warehouse with 10m minimum eaves height, a secure yard and 4 loading doors. Offices will be at first floor with ample staff car parking.

SPECIFICATION

- ✓ 10m eaves height
- ✓ 4 loading doors
- ✓ Fitted first floor offices
- ✓ Energy efficient LED lighting
- ✓ High performance insulated cladding and roof materials
- ✓ Target EPC rating 'B'

LOCATION

	MILES
M25 junction 14 -	2.0
Heathrow Airport	1.0
Heathrow Terminal 5	3.1



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