

EVO 32

POYLE

Poyle | Heathrow

Poyle Road SL3 0HG

POYLE

To Let

32,222 sq ft (2,995 sq m)

Logistics and HQ Unit

Available August 2022

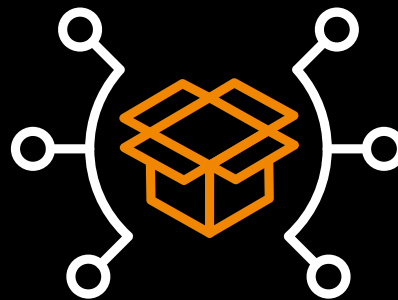


poyle32.evo-industrial.co.uk

LOCATION

EVO Poyle 32 is on Poyle Road at its junction with Mathisen Way.

- ≡ Junction 14 of the M25 is less than a mile by car and Heathrow Terminal 5 is 3 miles to the west, so really convenient to get in and out of!
- ≡ Terminal 5 gets you onto the London Underground as well as Heathrow Express which is a fast route into central London (less than 30 minutes).
- ≡ Poyle is a great commercial location with a number of corporate occupiers with operations in the area including DHL, SIG and UPS amongst others, so you will be in good company.



32,222 sqft

(that's enough space to park 100 London buses!)

“
**THIS IS A GREAT
LOCATION FOR
A LOGISTICS/HQ
UNIT AND YOU
SHOULD SEE
THIS BUILDING!**”

Adam Courtenay

**HEATHROW
AIRPORT T5**

**J14
M25**

DHL

SIG

**EVO 32
POYLE**

UPS

**HILTON LONDON
HEATHROW AIRPORT T5**



SPECIFICATION

KEY FEATURES

FULLY FITTED FIRST FLOOR OFFICES

RAISED ACCESS FLOORS

COMFORT COOLING

HIGH SPEED FIBRE BROADBAND (UP TO 1Gbps)*

LED LIGHTING WITH PIR SENSORS

3

ELECTRIC LEVEL ACCESS LOADING DOORS

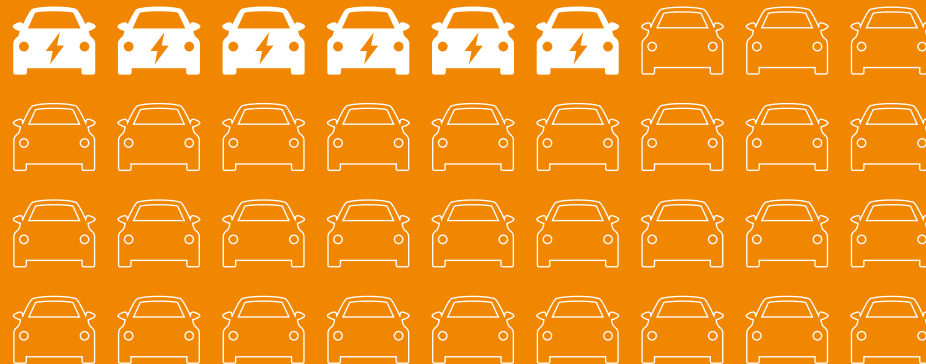
PHOTOVOLTAIC PANELS

GATED AND FENCED DEVELOPMENT

6 EV CHARGING POINTS

*We provide a connection to the Openreach fibre network (FTTP - fibre to premises) which can offer speeds of up to 1Gbps

36
CAR PARKING SPACES
6 EV CHARGING POINTS



EV CHARGING POINTS





10.5m

EAVES HEIGHT

(that's the equivalent of 6 Dons...
or 5.8 Adams)

**50kN
PER SQ M
FLOOR LOADING**



PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

TERMS

Available to lease on terms to be agreed. A sale of the freehold will also be considered.

**PHOTOVOLTAIC
ROOF PANELS**

ACCOMMODATION

	Sq ft	Sq m
Ground Floor Warehouse and Ancillary	26,097	2,425
First Floor Fitted Offices	6,125	570
TOTAL	32,222	2,995





SUSTAINABLE

We know you want a building with low running costs and a low carbon footprint.

EVO Poyle 32 is **BREEAM Excellent** and **Net Zero Carbon** in use, so will boost your green credentials whilst reducing your environmental impact. We are targeting an A+ rating for energy performance, making it our first net zero carbon building. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are good-to-go and a raised floor makes hardware installation easy.

The location is great for logistics, with easy access to the M25, Heathrow, West London and beyond. It's also a pleasant riverside spot, with trees and a breakout area on the bank.

Oh, and the building looks cool too.

- PHOTOVOLTAIC ROOF PANELS
- RECYCLED MATERIALS
- ELECTRIC CAR CHARGING POINTS
- GREEN BREAKOUT AREA

“**CLEAN, GREEN AND LEAN**
(NOT MEAN)”

“
PURDEY LOVES
EVO POYLE 32 AND
THINKS YOU
WOULD TOO.
SHE CAN'T SHOW
YOU AROUND
THOUGH, SO
PLEASE TALK
TO ONE OF OUR
AGENTS ON
THE RIGHT”



OUR AGENTS



Frank De Souza

frank@desouza.co.uk

07957 695 565

Paul Flannery

paulf@desouza.co.uk

07946 422 920



Tunde Adegbemile

tunde@t5rea.com

07787 153 400

07715 408 415

www.t5rea.com

poyle32.evo-industrial.co.uk

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2022.



EVOINDUSTRIAL

©EVO Industrial 2022