

TO LET

Offices Close To Heathrow Airport & M25

1,711 - 11,689 sq ft (159 – 1,086 sq m)

Heathrow Aviation Centre, Prescott Rd, Poyle, Slough SL3 0AE



- Prominent location
- Close to Heathrow Airport
- 0.6 miles from M25 (Junction 14)
- Outside Ultra Low Emission Zone
- 37 car parking spaces (1:305 sq ft)
- Suitable for variety of uses under existing planning (Class E)
- Flexible lease terms

Location

The building is prominently located on the corner of Prescott Road and Poyle Road. The M25 (Junction 14) is only 0.6 miles offering fast access to the motorway network and Heathrow Airport is less than 1 mile to the east. The Elizabeth Line, Piccadilly Line and Heathrow Express services are all available at the airport providing connections to Central London.

Description

The Heathrow Aviation Centre is a detached building providing office accommodation over 2 floors with 37 on site car parking spaces. The Landlord will undertake a refurbishment for incoming tenants to include new ceiling tiles, LED lighting, redecoration and new carpeting.

The building may be suitable for a variety of uses under the current Class E planning use class including gym, day nursery and medical uses. The ground floor may also be suitable for storage/light industrial as each wing benefits from a small loading door.

Accommodation

Reception	396 sq ft	37 sq m
Ground Left	3,423 sq ft	318 sq m
Ground Right	1,711 sq ft	159 sq m
First Left	3,910 sq ft	363 sq m
First Right	2,249 sq ft	209 sq m
TOTAL	11,689 sq ft	1,086 sq m



Amenities

- **Prominent headquarters building**
- **Close to Heathrow Airport**
- **0.6 miles from M25 (Junction 14)**
- **37 car spaces (1:316 sq ft)**
- **Comfort cooling and heating**
- **Accommodation to be refurbished for new tenants**
- **Refurbishment to include new LED lighting, ceilings, redecoration and carpet tiles.**
- **Suitable for a range of uses under Class E Planning**
- **Reception area**
- **WC's on both floors**
- **Shower**
- **Energy Performance Rating – D 79**



Terms

Available as a whole, in separate floors or wings on a new lease direct from the Landlord.

Rent

From £19.50 per sq ft per annum exclusive.

Business Rates

Approximately £7.67 per sq ft payable. Interested parties should make their own enquiries with Slough Borough Council.

DE SOUZA

For more information or to arrange a viewing contact:

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