

ALL ENQUIRIES

PROMINENT OFFICE BUILDING CLOSE TO AIRPORT

Up to 11,689 sq ft (1,086 sq m)

Heathrow Aviation Centre, Prescott Road, Poyle SL3 0AE



- Prominent two-storey detached building
- Ideally located for Heathrow Airport
- 0.6 miles from M25 (Junction 14)
- 37 car parking spaces
- Site area approx. 0.5 acres
- Potential for redevelopment (subject to planning)
- Suitable for variety of uses under existing planning (Class E)

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 office building constructed in the early 1990's. Accommodation is accessed via a spacious reception area and is arranged over 2 floors and split into 2 wings. There are WC's on each floor and a shower. Under the current Planning Use Class E the property could be used for a variety of uses including gym, nursery and medical uses. The site extends to approx. 0.47 acres and there is parking for 37 cars.

Accommodation

Reception	396 sq ft	37 sq m
Ground	5,134 sq ft	477 sq m
First	6,159 sq ft	572 sq m
TOTAL	11,689 sq ft	1,086 sq m



Amenities

- **Detached two storey building**
- **Close to Heathrow Airport**
- **0.6 miles from M25 (Junction 14)**
- **37 car spaces (1:316 sq ft)**
- **Suitable for a range of uses under Class E Planning**
- **Potential for redevelopment (subject to planning)**
- **Reception area**
- **WC's on both floors**
- **Energy Performance Rating – D 79**



Terms

Available as a whole (11,689 sq ft) or a single floor (from 5,134 sq ft) on a new lease direct from the Landlord.

Alternatively, our client will consider a sale of their freehold interest with vacant possession.

Rent

From £17.50 per sq ft per annum exclusive.

Freehold Price

£2,500,000 plus VAT

Business Rates

Rateable Value - £175,000 equating to rates payable of approximately £8.17 per sq ft /£95,550 pa. Interested parties should make their own enquiries with Slough Borough Council

DE SOUZA

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