



POYLE 14

HEATHROW | SL3 0DX

TO LET

**SELF-CONTAINED
BUSINESS / HIGH
TECH UNIT**

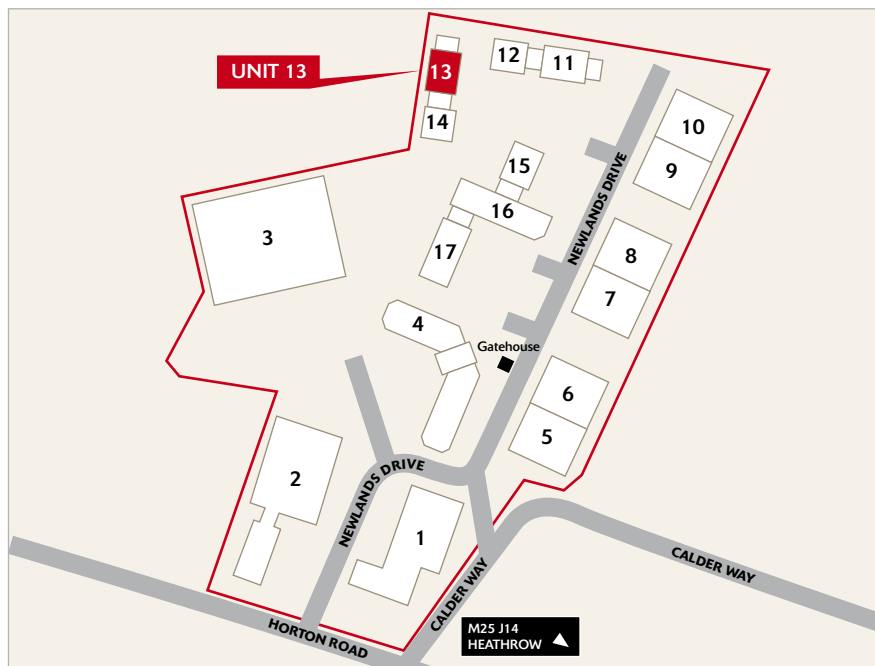
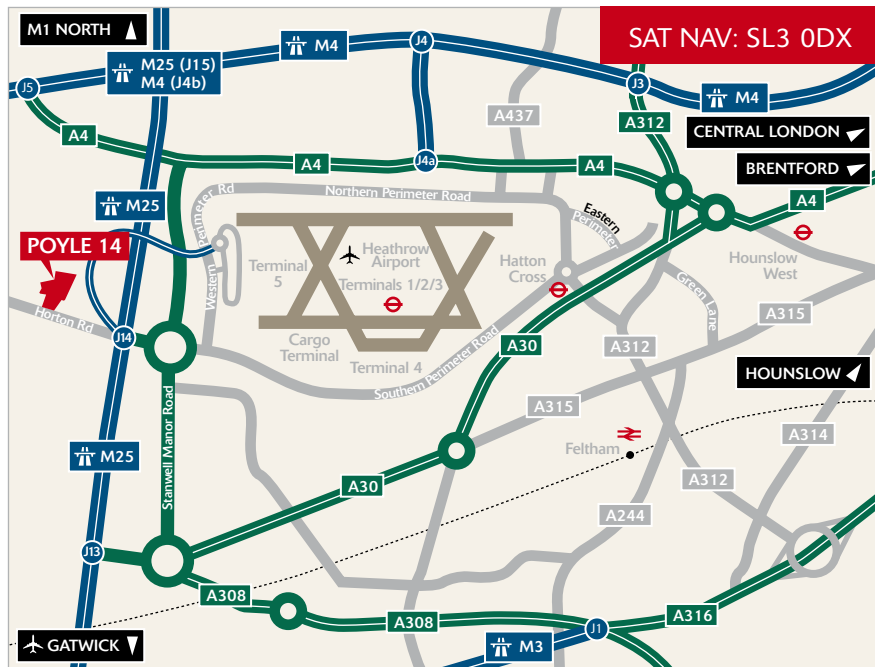
6,505 SQ FT (604 SQ M)

UNIT 13



[SEGR^O.com/london](https://www.segro.com/london)

SEGR^O
WHERE BUSINESS WORKS



UNIT 13 POYLE 14

Unit 13 provides occupiers with flexible accommodation on an established well located business park close to the M25 and the Heathrow Cargo Terminal.

The unit provides two-storey accommodation which is self-contained and provides flexibility as the ground floor can be used as storage, studio or offices.

SPECIFICATION

- 24-hour access and use
- On-site manned security gatehouse
- CCTV
- Ample car parking space
- Well-managed estate
- Occupiers on the park include Coca-Cola
- Availability of skilled labour force
- Flexible accommodation
- Self contained
- Large reception area
- Car parking ratio of 1:464 sq ft
- Suspended ceiling with recessed lighting throughout
- Fully fitted kitchen
- Male and female WCs on both floors

ACCOMMODATION

GROUND FLOOR	3,252 sq ft	302 sq m
FIRST FLOOR	3,253 sq ft	302 sq m
TOTAL	6,505 sq ft	604 sq m

(All areas are approximate and measured on a Gross External basis)

DRIVING DISTANCES

LOCATION	MILES
M25, Junction 14	0.25
Terminal 5	0.5
M4, Junction 5	0.5
Cargo Terminal	1.5
Terminals 1-3	2.5

Source: www.multimap.co.uk



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www.SEGRO.com/london



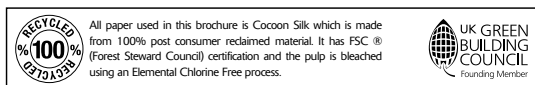
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