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Ref: 5696

## CLOSE TO THE M25 & TERMINAL 5



## TO LET

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### Refurbished Warehouse/Industrial Units

1,829 - 11,949 SQ FT  
(170 - 1,110 SQ M)

Britannia Industrial Estate  
Poyle Road  
Colnbrook  
SL3 0BH

**TEL: 020 8707 3030**

[www.desouza.co.uk](http://www.desouza.co.uk)

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of V.A.T unless otherwise stated.

## Location

The estate is prominently situated on the Poyle Road in Colnbrook and is a short distance from Junction 14 of the M25 which provides excellent access to the national motorway network. Terminal 5 at Heathrow International Airport is approximately 2 miles to the east.

## Description

Britannia Industrial Estate comprises 20 units arranged into 4 terraces, each being of steel portal frame construction with cladding to the upper parts of the elevations and loading doors to the front. The units benefit from the following amenities:

## Amenities

- Clear eaves height 6m
- Steel portal frame
- Pitched roof with skylights
- 3 phase power
- Allocated parking
- Loading doors
- WCs

## Accommodation

Unit 7	2,612 SQ FT	242.65 SQ M
Unit 8	<b>UNDER OFFER</b>	
Unit 13	2,653 SQ FT	246.46 SQ M
Unit 17	6,285 SQ FT	583.87 SQ M
Unit 18	6,318 SQ FT	586.94 SQ M

## Terms

The units are available by way of a full repairing and insuring lease on terms to be agreed. Rent upon application.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Please contact:

**Simon Cressey**  
**020 8707 3030**

or our joint agents

Colliers CRE  
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