



POYLE 14

HEATHROW | SL3 0DX

TO LET

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

6,505 SQ FT (604 SQ M)

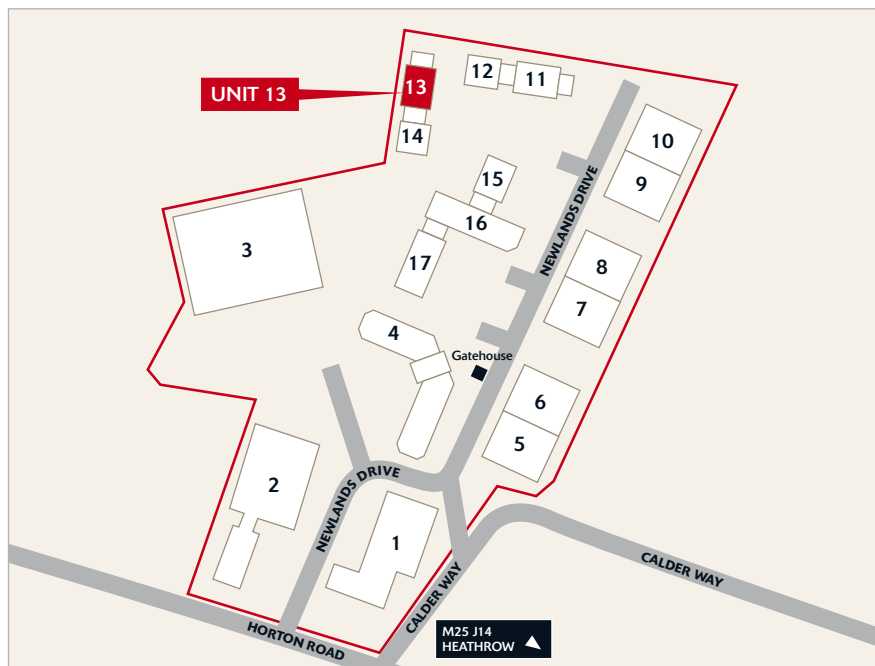
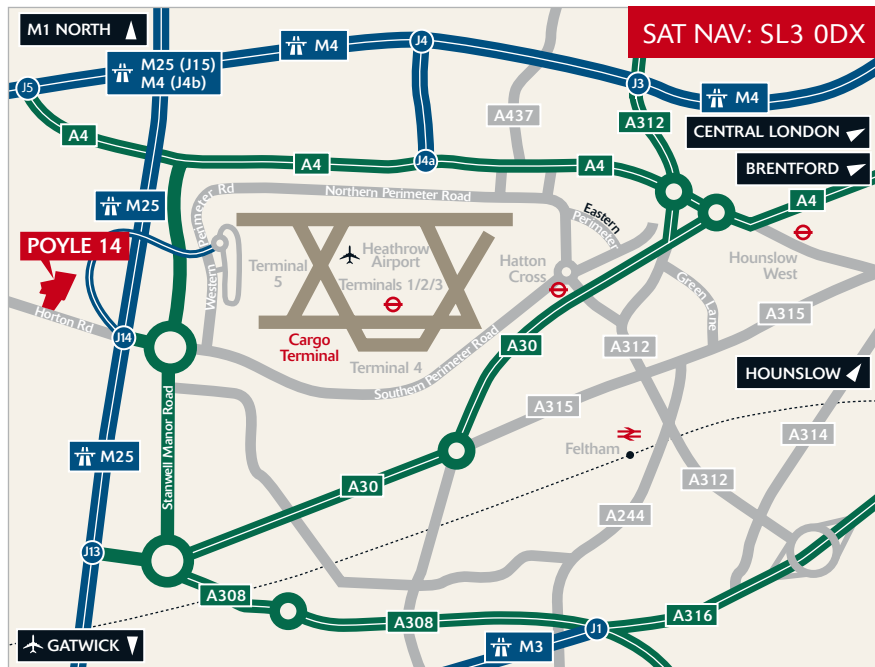
TO BE REFURBISHED



UNIT 13



ALL PHOTOGRAPHY
IS INDICATIVE



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
- 7 car parking spaces
- Well-managed estate
- Occupiers on the park include Coca-Cola
- Availability of skilled labour force
- Flexible accommodation
- Self-contained
- Large reception area
- Suspended ceiling with recessed lighting throughout
- Male and female WCs on both floors
- 3m ground floor clear height
- Spiral staircase to communal gardens
- An Energy Performance Certificate (EPC) is available

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	MINS
M25, Junction 14	0.25	1
Terminal 5	0.5	8
M4, Junction 5	0.5	8
Cargo Terminal	1.5	8
Terminals 1-3	2.5	11

Source: Google maps

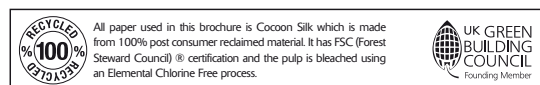
For more information please contact the joint agents:



Bonnie Minshull
bminshull@savills.com

Dominic Whitfield
dwhitfield@savills.com

www.SEGRO.com/heathrow



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David O'Donovan
dodonovan@dohertybaines.com

Paul Londra
plondra@dohertybaines.com



Frank De Souza
frank@desouza.co.uk

Simon Cressey
simonc@desouza.co.uk

