

**FOR SALE / TO LET - MODERN WAREHOUSE
WITH CAR PARKING CLOSE TO HEATHROW**


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**Unit 18 Airport Direct
Colnbrook, Heathrow, SL3 0NJ**

**3,205 SQ. FT.
(297.75 SQ.M.)**

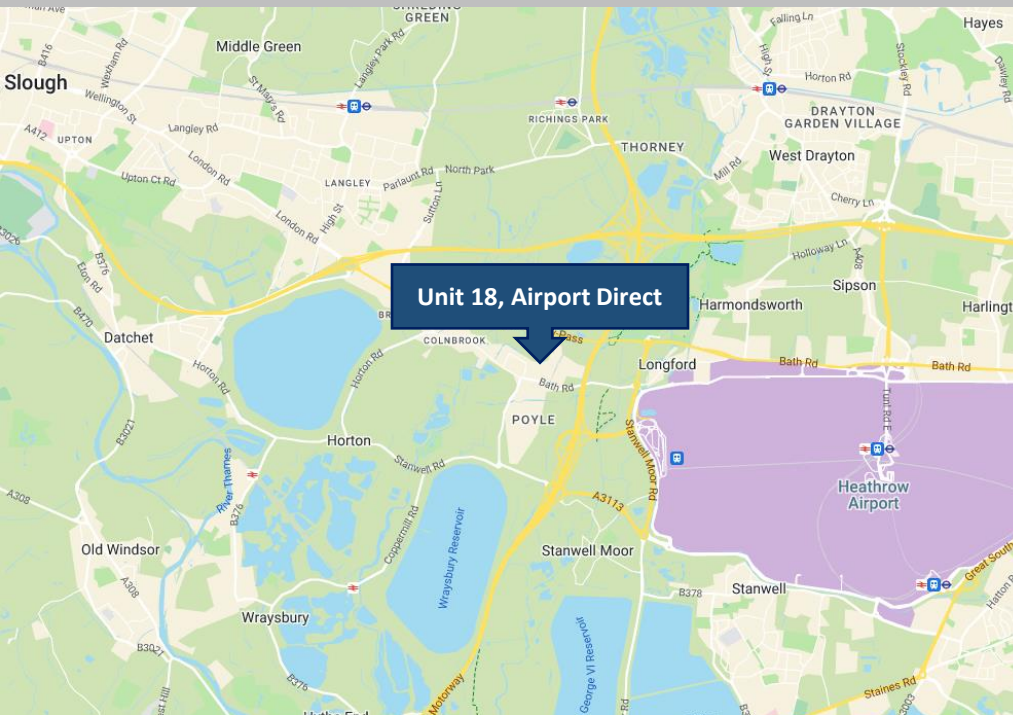
Unit 18, Airport Direct (Coln Industrial Estate), Old Bath Road, Colnbrook, SL3 0NJ

Location

The property is situated on Old Bath Road to the West of Heathrow Airport. Colnbrook is a well-established business location, being home to numerous corporate occupiers.

The property provides quick access to the Underground network through Heathrow Terminal 5 as well as the Heathrow Express, a fast route into central London.

The property is in close proximity to Heathrow Airport and approximately 1.7 miles from Junction 14 of the M25.



A4 – Bath Road	0.2 miles
M4 – Junction 5	1.9 miles
A40 (M) – Junction 9 - Maidenhead	10.9 miles
M25 – Junction 14	1.7 miles



Heathrow Terminal 5	1.2 miles
Sunnymeads	3.5 miles
Langley	3.5 miles
Heathrow Terminal 4	4.4 miles

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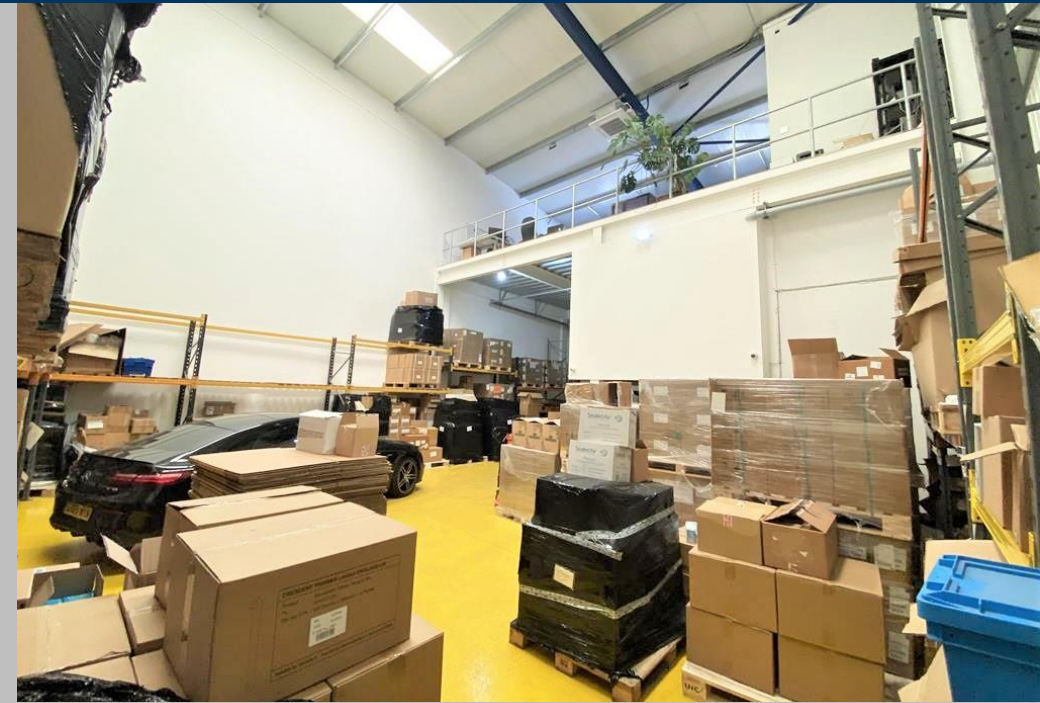
The Property

Unit 18 is a modern warehouse/industrial unit consisting of profile cladding to steel portal frame to a mono pitch roof. The unit is access via an electric roller shutter door and serviced by a loading bay, further benefiting from WCs & shower, kitchenette and reinforced concrete first floor level which is suitable for office or storage.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Unit 18, Airport Direct	Sq. Ft.	Sq. M.
Ground Floor Warehouse	2,094	194.54
First Floor WC and Kitchenette	249	23.13
Second Floor Offices / Storage	862	80.08
Total	3,205	297.75



Amenities

The property benefits from the following amenities:

- Max eaves height 10.5m
- Up and over electric loading door (w: 3.98m x h: 4.46m)
- Loading bay
- LED lighting
- 3 phase electric
- 3 allocated parking spaces
- WCs, shower & kitchenette
- Concrete floor
- Open plan layout

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent: **£58,000 + VAT per annum exclusive.**

Sale Price

£1,050,000 + VAT.

Business Rates

According to the Valuation Office website the current rateable value of the property is £33,750.

Rates payable 2023/2024 = approximately £17,280 per annum.

All applicants must make their own enquiries through Slough Borough Council before acting on this information.

Service Charge

Approximately £1,624 + VAT per annum.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: D (91)



Viewing

Strictly through prior arrangement with joint sole agent Vokins or Telsar.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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