

POYLE

10 David Road, SL3 0DG



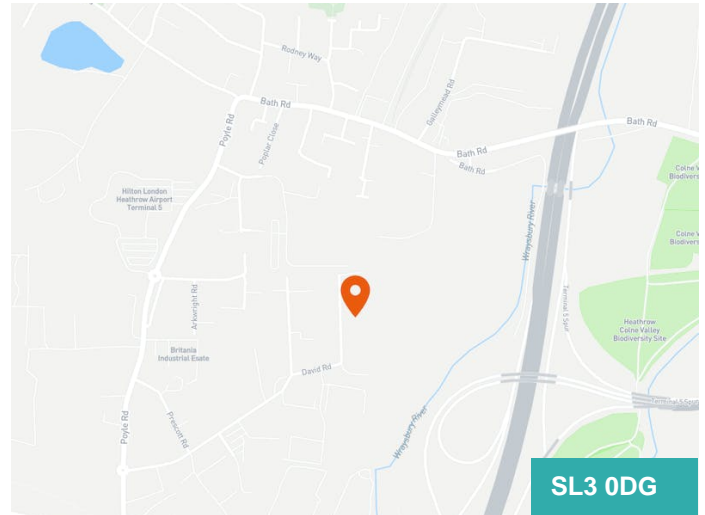
INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

3,695 SQ FT

- Warehouse space in a prime industrial location
- 5.1 meters height at the apex
- Warehouse completely rebuilt in 2016
- Good car parking provisions
- Full height loading door
- Ground and first floor office space
- Good quality mezzanine storage area

Warehouse space in a prime industrial location

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Summary

Available Size	3,695 sq ft
Rent	£15 per sq ft
Rates Payable	£2 per sq ft
Service Charge	TBC
EPC Rating	Upon Enquiry

Description

The warehouse space is located on David Road with the loading provisions accessed by the side elevation through a full-height loading door of 3m in height and 4m wide. The unit has an eaves height of 2.8m rising to 5.1m at the apex with both ground and first-floor office space as well as a mezzanine storage area measuring 1,116 sq.ft.

The space benefits from 4 car parking spaces and the unit also has a shared W/C's and a kitchen area.

Location

The warehouse space is located within Poyle as part of an established prime industrial location. Allowing for quick access to M25 (J14) as well as the M4 (J4B) to the North, the Heathrow Perimeter road is located 2 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,149	292.55	Available
Ground - Office	229	21.27	Available
1st - Office	317	29.45	Available
Mezzanine	1,116	103.68	Available

Viewings

Strictly by appointment through the sole agents.

Terms

Part letting of the warehouse unit on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti- Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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