



Unit 19, Airport Direct (Coln Industrial Estate)
Old Bath Road, Colnbrook, SL3 0NJ

**Rare Investment Opportunity -
Modern Industrial / Warehouse
Unit**

2,766 sq ft

(256.97 sq m)

- Gross yield 6.9%
- Income producing £55,300 pa
- New 5 year FRI lease from 19th December 2024
- Max eaves height 10.5m
- Loading door & loading bay
- 3 phase power
- 3x allocated parking spaces
- Close proximity to M25 & M4
- Close proximity to Heathrow Airport

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Summary

Available Size	2,766 sq ft
Price	£800,000
Business Rates	Interested parties are advised to contact Slough Borough Council to obtain this figure
Service Charge	£2,165 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Location

Coln Industrial Estate is located on Old Bath Road within Poyle, with unparalleled access to Heathrow Airport and the M4 (West). As well as excellent road links to the M4 and M25, the unit benefits from strong rail connectivity, with trains running from Heathrow to Paddington.

Description

Unit 19 is a mid-terraced, 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 an excellent max height of 10.5m and reinforced concrete first floor level which is suitable for office or storage.

Tenure

Freehold.

Tenancy

TK Airport Solutions SA (Company No. FC035233)

A full repairing and insuring 5 year lease from and including 19th December 2024 at an annual rental of £55,300 per annum (£19.99 per sq ft). There is a tenant only break clause on the 3rd anniversary of the lease subject to 6 months' prior notice.

The lease has been contracted outside the Landlord and tenant Act 1954.

Accommodation

All measurements are approximate and measured on a gross external area basis.

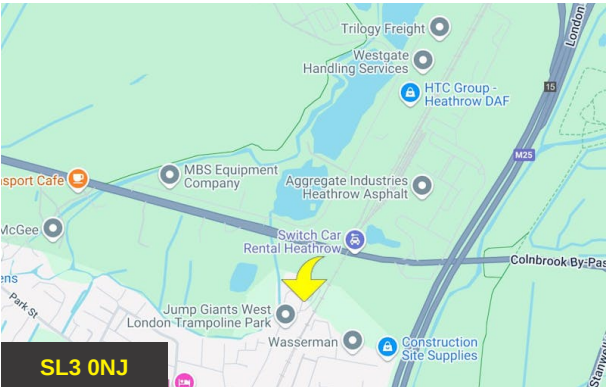
Description	sq ft	sq m
Ground Floor Warehouse	1,947	180.88
Second Floor Offices / Storage	819	76.09
Total	2,766	256.97

Disclaimer

None of the amenities have been tested by Telsar.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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