



A brand new carbon neutral
warehouse / industrial unit
with self contained secure yard

Available June 2023



Blackthorne Road /
Prescott Road
Poyle, Heathrow SL3 0DU

52,599 sq ft 4,886 sq m
TO LET

www.poylepoint.co.uk

DESCRIPTION

A brand new exciting carbon neutral development in a key West London location to include the following specification:

Warehouse

- 12 m eaves
- 8 level access loading doors
- LED lighting
- 318 kVa power capacity
- 50 kn/m² floor loading

Offices

- Grade A first floor offices
- Comfort cooling
- Open plan layout

External

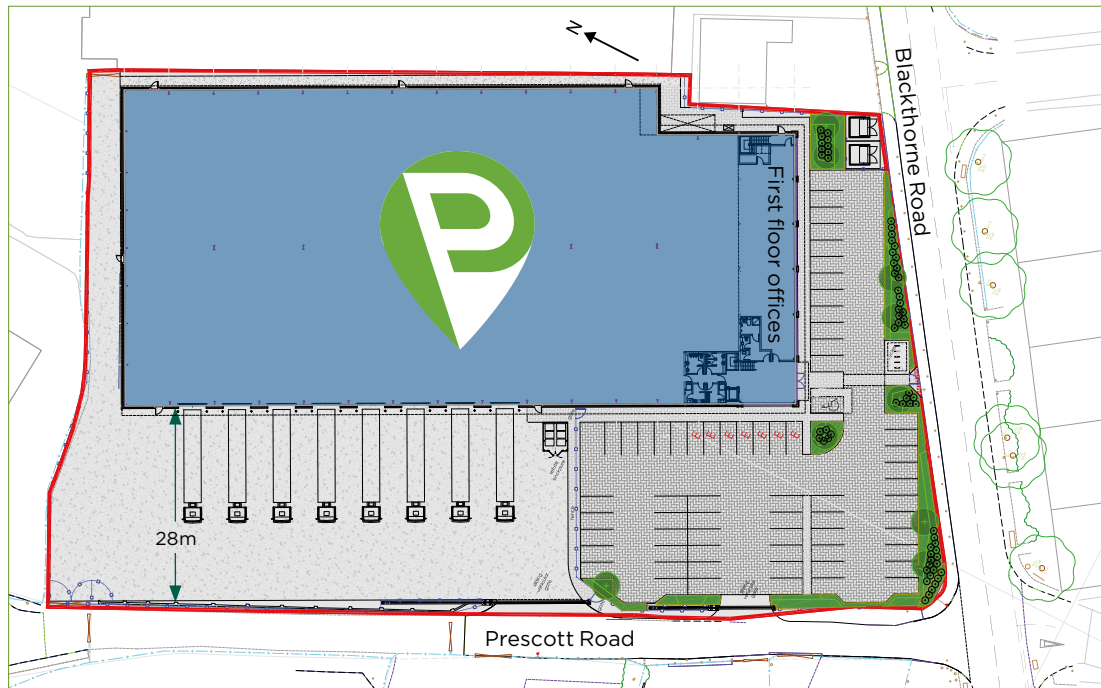
- Large secure yard (28m depth)
- 45 parking spaces
- 7 electric vehicle charging points

ACCOMMODATION

	sq ft	sq m
Warehouse	48,160	4,474
First floor offices	4,439	412
Total	52,599	4,886

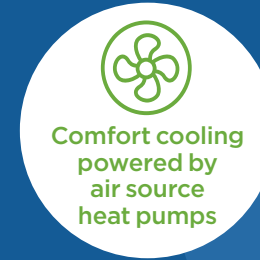
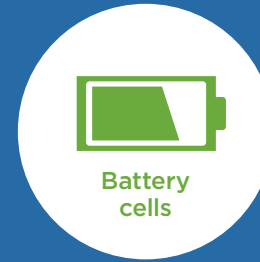
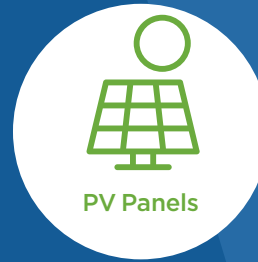
*Gross External Area

Poyle Point 2 is available separately.



Not to scale. Plan and CGI show indicative parking and entrance configurations only.

SUSTAINABILITY CREDENTIALS



PLANNING / USE PERMISSIONS

- B1c (light industrial)
- B2 (general industrial)
- B8 (storage and distribution)
- Unrestricted 24/7 access

TERMS

A detailed financial proposal is available upon application

TIMING

Available from Q1 2023



HEATHROW TERMINAL 5

M25

J14



1

BLACKTHORNE ROAD

2

PRESCOTT ROAD

POYLE ROAD



LOCATION

Poyle Point is located on the corner of Prescott/ Blackthorne Road in Poyle, an established warehouse, distribution and industrial area to the west of Heathrow Airport.

The location provides occupiers with easy access to the motorway network via junction 14 of the M25 and junction 4B of the M4, while Heathrow's Cargo Terminal is within 3 miles.

Horton Road is on Bus Route 81 from Hounslow to Slough.

In addition, the location benefits from a range of hotels including the T5 Hilton, Holiday Inn and Travelodge. These attractive amenities, labour supplies, and the growth of Poyle have encouraged a variety of international distribution companies to strategically position themselves in the area, including DHL, UPS, Heathrow Cargo Handling and numerous local Heathrow and logistics-related companies.

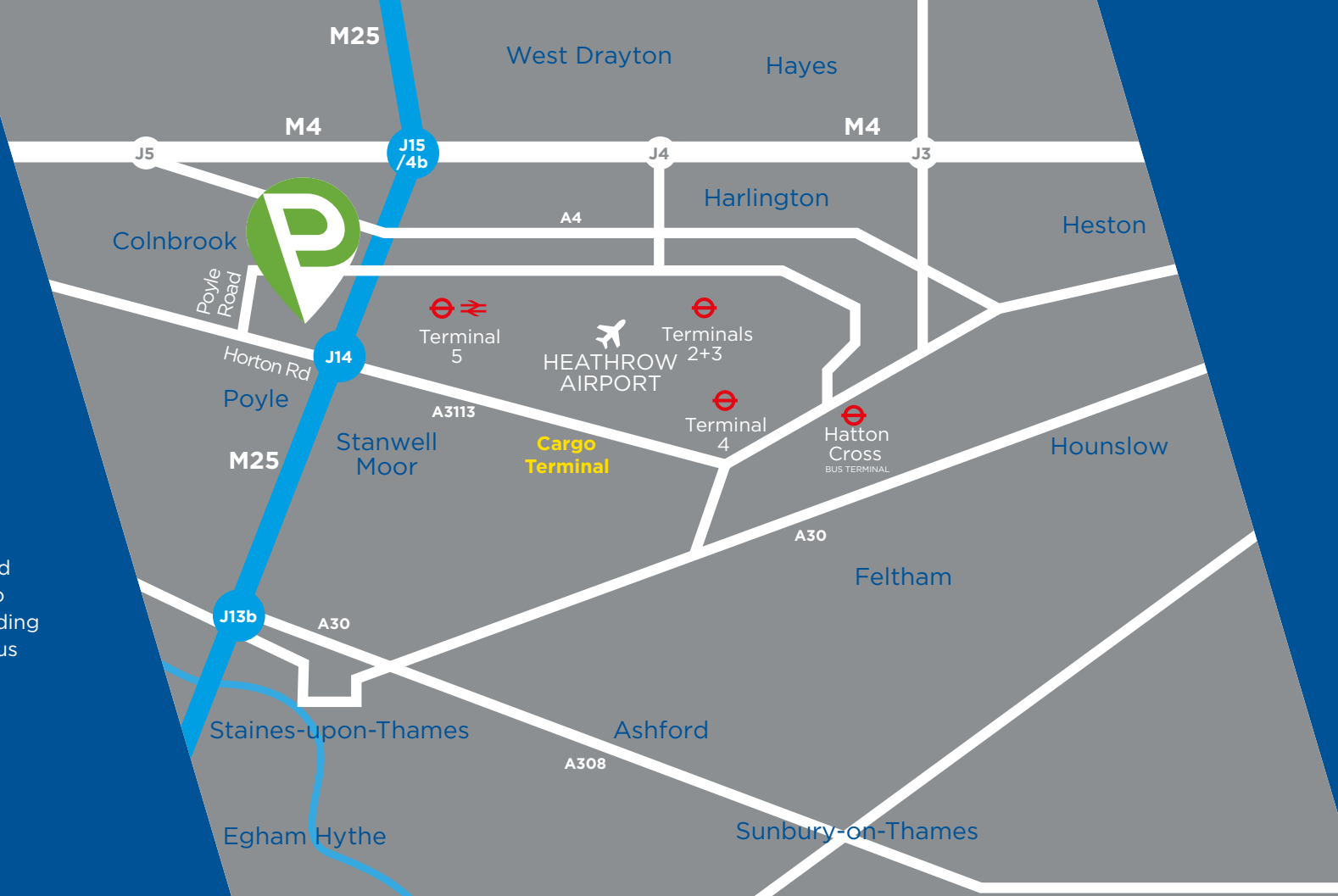
Poyle is therefore considered a premier location for companies looking to benefit from immediate access to the M25/M4 and/or The Cargo Terminal.

TRAVEL DISTANCES

M25 Junction 14	0.8 miles
M4 Junction 5	2.4 miles
Heathrow Airport	2 miles
M4 Junction 4B	3.1 miles
Heathrow Cargo Terminal	3.1 miles

Source: AA routeplanner / Google maps

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Blackthorne Road / Prescott Road, Poyle, Heathrow SL3 0DU

CONTACT

For more information, please contact the joint agents:

logix
PROPERTY

020 3855 5790
logixproperty.com

John Pocock
07766 072 273
john.pocock@logixproperty.com

Ben Rowe
07841 460 300
ben.rowe@logixproperty.com

JLL
PROPERTY

020 8759 4141
jll.co.uk/property

Sarah Downes
07856 003 033
sarah.downes@eu.jll.com

Tom Lowther
07730 091 550
tom.lowther@eu.jll.com