



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

**Available June 2023**



Blackthorne Road /  
Prescott Road  
Poyle, Heathrow SL3 0DU

**30,102 sq ft** 2,796 sq m  
**TO LET**

[www.poylepoint.co.uk](http://www.poylepoint.co.uk)



## DESCRIPTION

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

### Warehouse

- 10 m eaves
- 4 level access loading doors
- LED lighting
- 182 kVa power capacity
- 50 kn/m<sup>2</sup> floor loading

### Offices

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

### External

- Large secure yard (30m depth)
- 24 parking spaces
- 10 cycle bays
- 3 electric car charging points

## ACCOMMODATION:

	sq ft	sq m
Warehouse	26,792	2,489
First Floor Office	3,310	307
<b>Total GEA</b>	<b>30,102</b>	<b>2,796</b>

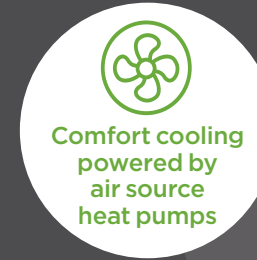
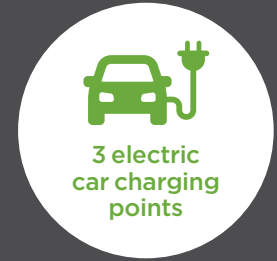
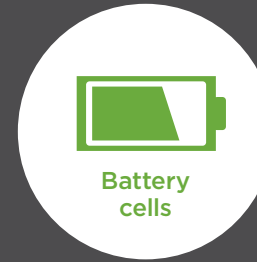
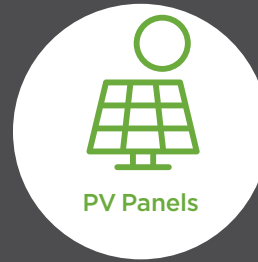
\*Gross External Area

Poyle Point 1 is available separately.



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

## SUSTAINABILITY CREDENTIALS



## PLANNING / USE PERMISSIONS

- 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.

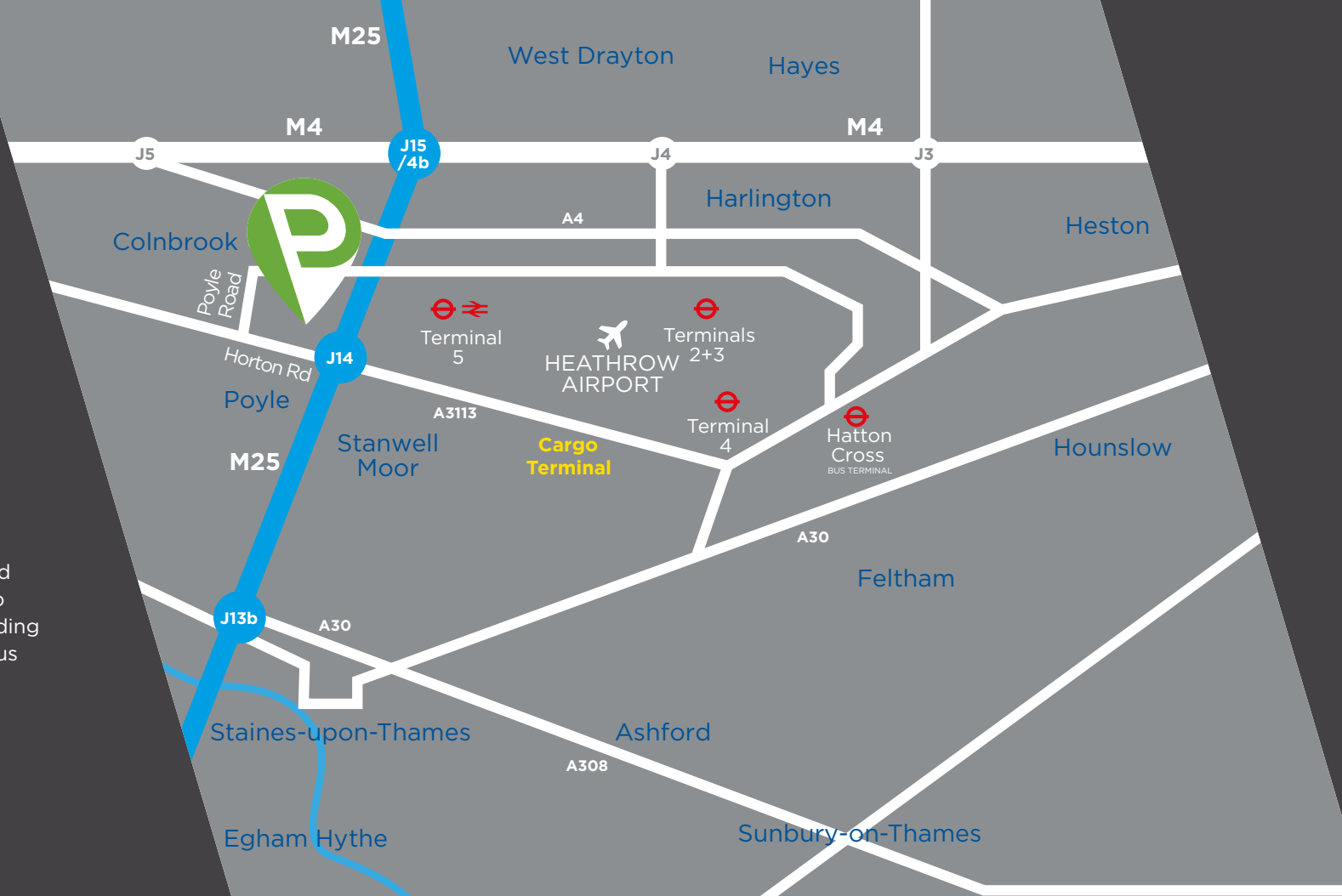
Poyle is therefore considered a premier location for companies looking to benefit from immediate access to the M25/M4 and/or The Cargo Terminal.

## TRAVEL DISTANCES

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

Source: AA routeplanner / Google maps

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

## CONTACT

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