



[www.poyle14heathrow.co.uk](http://www.poyle14heathrow.co.uk)

Unit 4, Poyle 14  
Newlands Drive, Poyle  
Colnbrook, SL3 0DX

Air conditioned office accommodation, studio production, storage space and parking for 48 cars, plus 2 dedicated HGV parking spaces with 2 loading bay areas.

**To Let**

From **4,075 sq ft** (379 sq m) to **18,855 sq ft** (1,750 sq m)



## DESCRIPTION

A total of 18,855 sq.ft. comprising first floor air conditioned office accommodation together with further ground floor air conditioned office, studio, production and storage space. The building is arranged in a "V" formation which cradles the exterior front paviour finished car park and mature landscaped area. Excellent on site parking with further bays provided to the rear with secure gated access operated by the private attended gatehouse.

The office areas have been designed for a modular partitioning layout with raised floors of approximately 100 mm depth and accessible acoustic ceiling with recessed light fittings.



impressive atrium reception entrance area

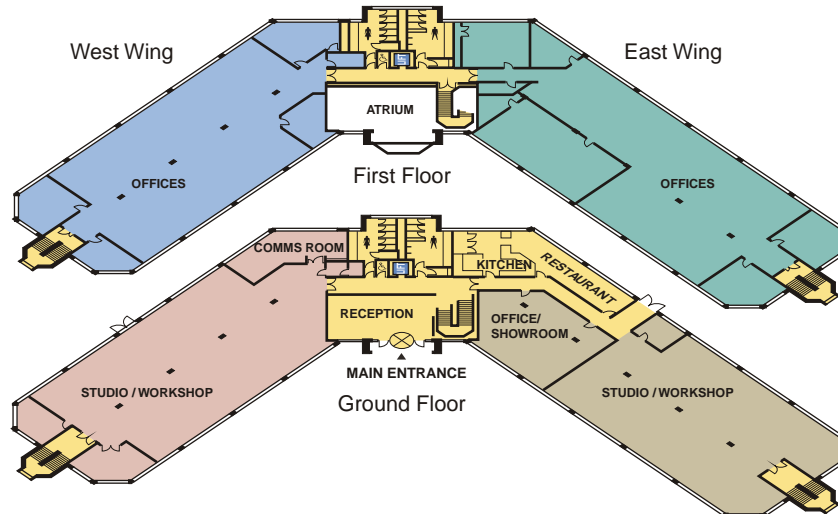
## AMENITIES

- Air conditioned
- Impressive atrium reception
- 4 person passenger lift
- Accessible acoustic ceilings
- Recessed light fittings
- Raised floors
- Modular partitioning layout
- Ground Floor, floor to ceiling height 3.54 metres
- Studio production space
- Storage space
- Computer / comms room
- Kitchen / restaurant area
- Onsite parking for 48 cars
- 2 dedicated HGV parking spaces
- 2 loading bay areas
- Secure gate access



landscaped exterior

The ground floor is mainly finished to a storage and production specification with double door loading bays to each wing. The floor to ceiling height is excellent at 3.54 metres in keeping with a building of its age and specification, originally designed for ground floor hi tech storage and manufacturing purposes.





predominantly open plan, modern offices



ground floor kitchen and restaurant



ground floor studio, production and storage

West Wing	Atrium Reception	East Wing
<b>Ground Floor</b> 4,075 sq.ft. (379 sq.m.)	<b>505 sq.ft.</b> (47 sq.m.)	<b>5,100 sq.ft.</b> (474 sq.m.)
<b>First Floor</b> 4,075 sq.ft. (379 sq.m.)		<b>5,100 sq.ft.</b> (474 sq.m.)

**Or combined in wings up to a total of 18,855 sq.ft. (1,750 sq.m.)**

All floor areas are provided for guidance purposes only. Interested parties are advised to check measure on site.

The ground floor also incorporates a kitchen / break out room and computer / comms room area along with an impressive atrium meet and greet / reception.

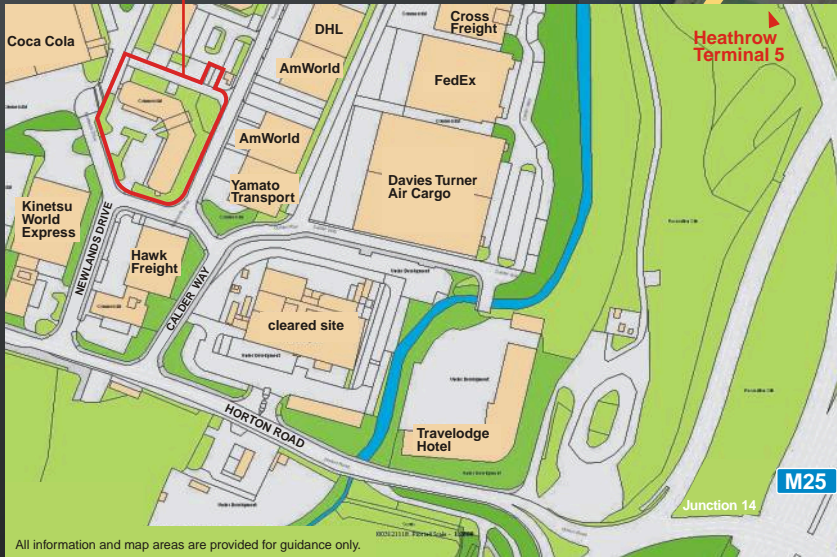
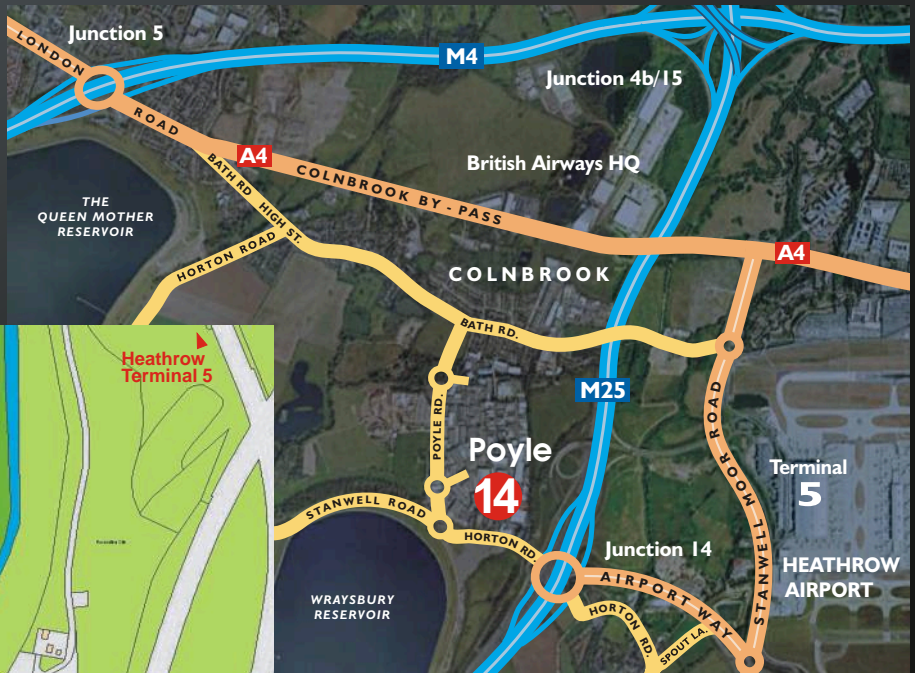
A more detailed specification of services and mechanical and electrical detail is available on request.

## LOCATION

Forming a regionally recognised business park developed in the late 1980's to provide a state of the art mix of office, business space, hi tech facilities and high class warehouses. Poyle 14 is in Newlands Drive, Alpha House, Poyle 14 being the statement entrance building to the Poyle 14 estate, adjacent to the detached private on site gatehouse.

The M25 is within a stone's throw (about 300 yards) and Heathrow International Airport is conveniently close by, together with associated train (underground Hammersmith and Waterloo) and bus services. Being at the doorstep of the M25 also opens immediate access to the M4, a mile or so to the north and beyond that all connections north. To the immediate south lies the M3 then most significantly around to Gatwick and Ashford Euro & Freight Tunnel.

M25	300 yards
M4	1.25 miles
Heathrow T5	1.25 miles
Station	2.1 miles
Heathrow T1, 2 & 3	2.8 miles



All information and map areas are provided for guidance only.

### Terms

The available space ranges from the whole through to individual floors or wings, therefore from 4,075 sq.ft. to 18,855 sq.ft. The whole is available at a commencing rent of just £9.00 per sq.ft. Full terms and lease details on application, subject to contract and covenant status.

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